

# \$1,156,000 - 217 Spring Creek Circle Sw, Calgary

MLS® #A2252391

**\$1,156,000**

4 Bedroom, 3.00 Bathroom, 2,064 sqft  
Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Introducing a pre-construction home by Shane Homes in Calgary's prestigious Aspen Spring Estates. The Katalina - designed for modern families, featuring 4 bedrooms—including one on the main floor—a super kitchen with a 7-ft island, built-in wall oven, microwave, gas cooktop, and walk-in pantry. Upstairs, enjoy a central family room and spacious bedrooms with walk-in closets; the owner's bedroom boasts a luxurious 5-piece ensuite. The undeveloped basement with 9-ft ceilings offers future potential. The home's acrylic stucco exterior and exposed aggregate driveway add modern curb appeal. Photos are representative.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252391    |
| Price          | \$1,156,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,064       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 217 Spring Creek Circle Sw |
| Subdivision | Springbank Hill            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H6J6                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater                            |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None, Rough-In                                                                                                              |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 49                |
| Zoning         | R-G               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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