

# \$1,598,888 - 406 Spring Creek Circle Sw, Calgary

MLS® #A2244330

**\$1,598,888**

5 Bedroom, 4.00 Bathroom, 3,017 sqft  
Residential on 0.10 Acres

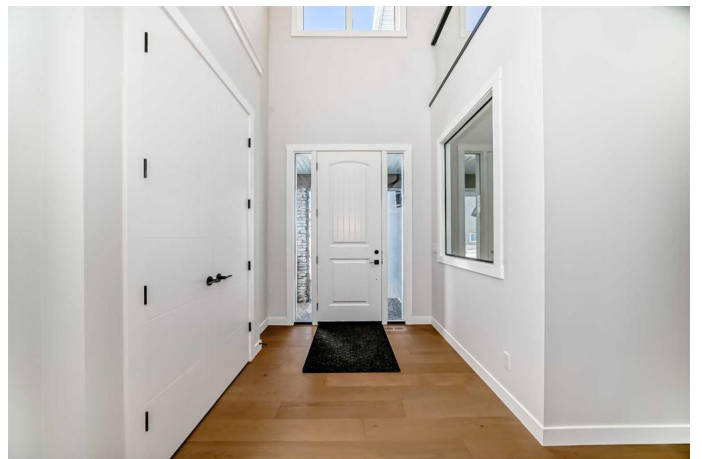
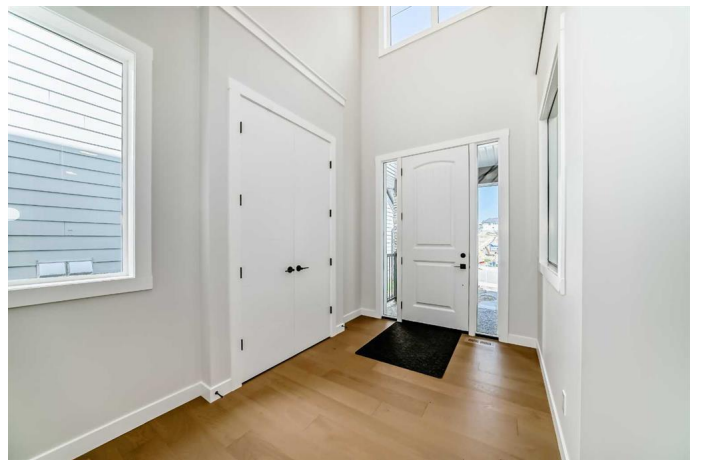
Springbank Hill, Calgary, Alberta

Situated in the prestigious Aspen Spring Estates in Springbank Hill, this brand-new Executive Shane Built residence blends striking design with everyday functionality, offering exceptional value and elegance. With over 4000 sqft of thoughtfully designed living space, this home delivers an elevated lifestyle in one of Calgary's most sought-after neighbourhoods.

Step inside to an architecturally striking open-concept main floor that impresses at every turn. High ceilings with large windows, a spacious flex room ideal for a home office or den, a bright and inviting living room, and a sleek 2-piece powder room. Large windows flood the space with natural sunlight, highlighting the beauty of the hardwood flooring that flows throughout the main level.

At the heart of the home, the chef-inspired kitchen is both stylish and functional. It features stainless steel appliances, a 67-inch refrigerator, a gas cooktop, hood fan, large upgraded countertops, a convenient walk-through pantry and a private kitchenette—making it the perfect hub for family living or entertaining guests. The dining area opens seamlessly to a south-facing deck and backyard, offering the ideal indoor-outdoor lifestyle.

Upstairs, the primary retreat offers a serene escape, complete with a generous walk-in



closet and a spa-like 5-piece ensuite. Two additional bedrooms, a well-appointed main bathroom, a bright bonus room, and a laundry room complete the upper level—designed with convenience and growing families in mind.

The finished walkout basement provides incredible versatility with two more bedrooms, a spacious living area, a full bathroom, and a kitchen rough in—ideal for multi-generational living or guests. Additional upgrades include: an oversized island with waterfall edge and hidden cupboards for extra storage, elegant window coverings, pot lights throughout the house, vaulted ceilings, widened staircase with glass railings, 10 mm glass in the private office, luxurious primary ensuite with oversized shower, drywalled and insulated garage and much more.

Located just minutes from Aspen Landing Shopping Centre, top-rated schools, LRT and transit, walking paths, parks, and with easy access to the mountains and close to downtown, this home offers unmatched convenience and connectivity.

Enjoy peace of mind with comprehensive new home warranty coverage, ensuring your investment is protected as you settle into this exceptional property. The home is vacant and move-in ready—this is luxury living redefined in Springbank Hill!

Built in 2025

### **Essential Information**

MLS® #	A2244330
Price	\$1,598,888
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,017
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	406 Spring Creek Circle Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6G4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Stove, Humidifier
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	One Percent Realty
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