

145 Spring Creek Common SW Calgary, Alberta

MLS # A2255062



\$368,888

Division: Springbank Hill

Type: Residential/Five Plus

Style: Townhouse-Stacked

Size: 767 sq.ft. Age: 2022 (3 yrs old)

Beds: 1 Baths: 1

Garage: Additional Parking, Heated Garage, Insulated, Oversized, Single Garage Attal

Lot Size: -

Back Lane, Creek/River/Stream/Pond, Greenbelt

Heating: Water: Forced Air Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 166 Asphalt Shingle **Basement:** LLD: See Remarks, Unfinished Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-1 Foundation: **Utilities: Poured Concrete**

Lot Feat:

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data

Inclusions: none

IMMEDIATE POSSESION! TOTAL OF 877 SQ.FT. exterior developed. A SPECTACULAR 1 Bedroom Contemporary Stacked Townhome in GREAT LOCATION Steps to Ravine Pathway & great 85 St. access to pull up RIGHT IN FRONT OF YOUR UNIT or use the TANDEM ATTACHED GARAGE! Room for large office/flex room ready to be developed along with roughed in 2nd BATHROOM. Or use the 33 ft. attached HEATED & INSULATED tandem garage for your vehicles, motorcycle & HUGE STORAGE you don't get with other Condos! This unit boasts fantastic upgrades including CENTRAL AIR CONDITIONING, 9 Ft. Ceilings, Hardwood style Luxury Vinyl Plank flooring, & WEST FRONT PATIO with gas line for barbecue, QUARTZ COUNTERS in Beautiful modern Island Kitchen with BREAKFAST EATING BAR, Stainless steel appliances & GAS Stove! Bright front FAMILY ROOM in the open plan Off the kitchen. Large Master Suite with walk in closet & cheater ensuite door! Convenient Stacked Laundry room & Extra Pantry off Kitchen. Close to Shopping, C-Train, & many amenities, make this a Home you can enjoy & cover all your needs! Walk out unit with additional 110 sq.ft. developed & room for additional 150 Sq. ft. with the Office/flex room & 2nd Bath developed.