280 Spring Creek Circle SW

Calgary | Active | MLS® A2349991

$1,125,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**2,548.44 sq. ft.**

Your next move starts with a conversation.

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Listed by Homecare Realty Ltd.

A closer look

Welcome to an exceptional home in ASPEN SPRING, one of the most desirable pockets of prestigious SPRINGBANK HILL, where contemporary design meets the natural beauty and established character of Calgary's west side. Built in 2023 and still benefiting from the balance of the NEW HOME WARRANTY, this absolutely stunning residence offers 2,548 SQ FT ABOVE GRADE with a thoughtfully designed floor plan that feels spacious, refined and exceptionally functional. From the moment you step inside, the quality of the home is evident, with beautiful wide-plank flooring, an abundance of natural light and a warm, sophisticated interior. The heart of the home is the impressive GOURMET KITCHEN, featuring an oversized island, extensive cabinetry, stainless steel appliances, gas cooktop and walk-in pantry, all seamlessly connected to the dining area and inviting living room with its beautiful GAS FIREPLACE. A dedicated MAIN-FLOOR OFFICE creates the perfect private workspace while preserving the open flow of the main living areas. Upstairs, the spacious family/bonus room provides another comfortable place to relax, while the primary retreat offers a large walk-in closet and luxurious 5-PIECE ENSUITE. Two additional generously sized bedrooms, another full 5-piece bathroom and an exceptionally practical upper-floor laundry room complete the level. The 929 SQ FT UNFINISHED BASEMENT provides excellent potential for future development, whether you envision additional bedrooms, a home gym, entertainment space or a combination tailored to your lifestyle. Outside, the deck and yard extend the living space, while the OVERSIZED DOUBLE ATTACHED GARAGE provides the additional room that can be difficult to find in newer communities. Beyond the home itself, the location is what truly sets this property apart. ASPEN SPRING offers a distinctive setting within Springbank Hill, surrounded by upscale homes, pathways, green spaces and the rolling landscape that makes Calgary's west side so desirable. Enjoy convenient access to nearby schools, shopping, restaurants, recreation and major routes, while still coming home to a peaceful residential neighbourhood. With its combination of LOCATION, SIZE, QUALITY, FUNCTIONAL DESIGN and REMAINING NEW HOME WARRANTY, this is not your typical newer build-it is a beautifully finished west-side home designed for modern Calgary living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349991
Bedrooms	3
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,548.44 sq. ft.
Acreage:	No
Lot Area:	4,860 sq. ft.
Lot Frontage:	38'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	3
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2310494
Heating:	Central, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Other, Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Other, See Remarks, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Upper Level	Bedroom - Primary · 17'3" × 11'11" ·
Upper Level	Bedroom · 13'10" × 10'11" ·
Upper Level	Bedroom · 11'11" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Exterior Features:	Balcony, BBQ gas line, Other, Private Yard
Patio And Porch Features:	Deck, Other
Lot Features:	Back Yard, Private, Rectangular Lot, See Remarks

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/280-spring-creek-circle-sw-calgary-a2349991/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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