

**28 Spring Creek Point SW**  
**Calgary, Alberta**

**MLS # A2287176**



**\$1,998,888**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,002 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, GAS STOVE, HOOD FAN, BUILT IN MICROWAVE, GARAGE REMOTE, GARAGE CONTROL(S), WASHER, DRYER, WINE COOLER, AC UNIT

**\*\*OPEN HOUSE FEB 28 between 1:00 -4:00 PM\*\*** Welcome to 28 Spring Creek Point SW a true statement home in prestigious Springbank Hill, offering luxury living on a rare pond-front lot in Calgary. With over \$200,000 in upgrades, this masterpiece was built for those who appreciate quality, design, and presence. From the moment you arrive, the striking Farmhouse exterior makes an impression, blending acrylic stucco and stone for timeless curb appeal. Inside, the home is centered around a showstopping Super Kitchen a space designed to host, gather, and impress featuring an oversized island with a dramatic 3CM waterfall granite edge, thick quartz counters, a professional 30" gas cooktop, and integrated wall oven. The main level also offers a private office, perfect for working from home, a stylish powder room, and a warm, inviting living room anchored by a grand 74" electric fireplace. Step outside to the expansive deck with a built-in BBQ gas line, ideal for entertaining while overlooking the pond. Upstairs, the primary retreat delivers a true spa experience, complete with a Maax Jazz freestanding tub and a curbless tiled shower with sleek 10MM glass. A versatile loft adds additional living space for relaxation or creativity. The fully developed walk-out basement features 9-foot ceilings, a spacious recreation area, custom wet bar, additional bedroom, and a modern bathroom all opening to your private outdoor setting. Designed for comfort and long-term performance, the home includes Black Fusion windows, 8-foot interior doors, upgraded HVAC with A/C, EV charger rough-in, and a 200-amp electrical service. This is a home where upgrades, design, and location come together seamlessly offering a level of finish and lifestyle rarely available. Book your private showing and experience it for yourself.

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