

MAGNIFICENT SPRINGBANK ACREAGE



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

Proudly Presenting

43 CULLEN CREEK ESTATES | CALGARY, ALBERTA, CANADA

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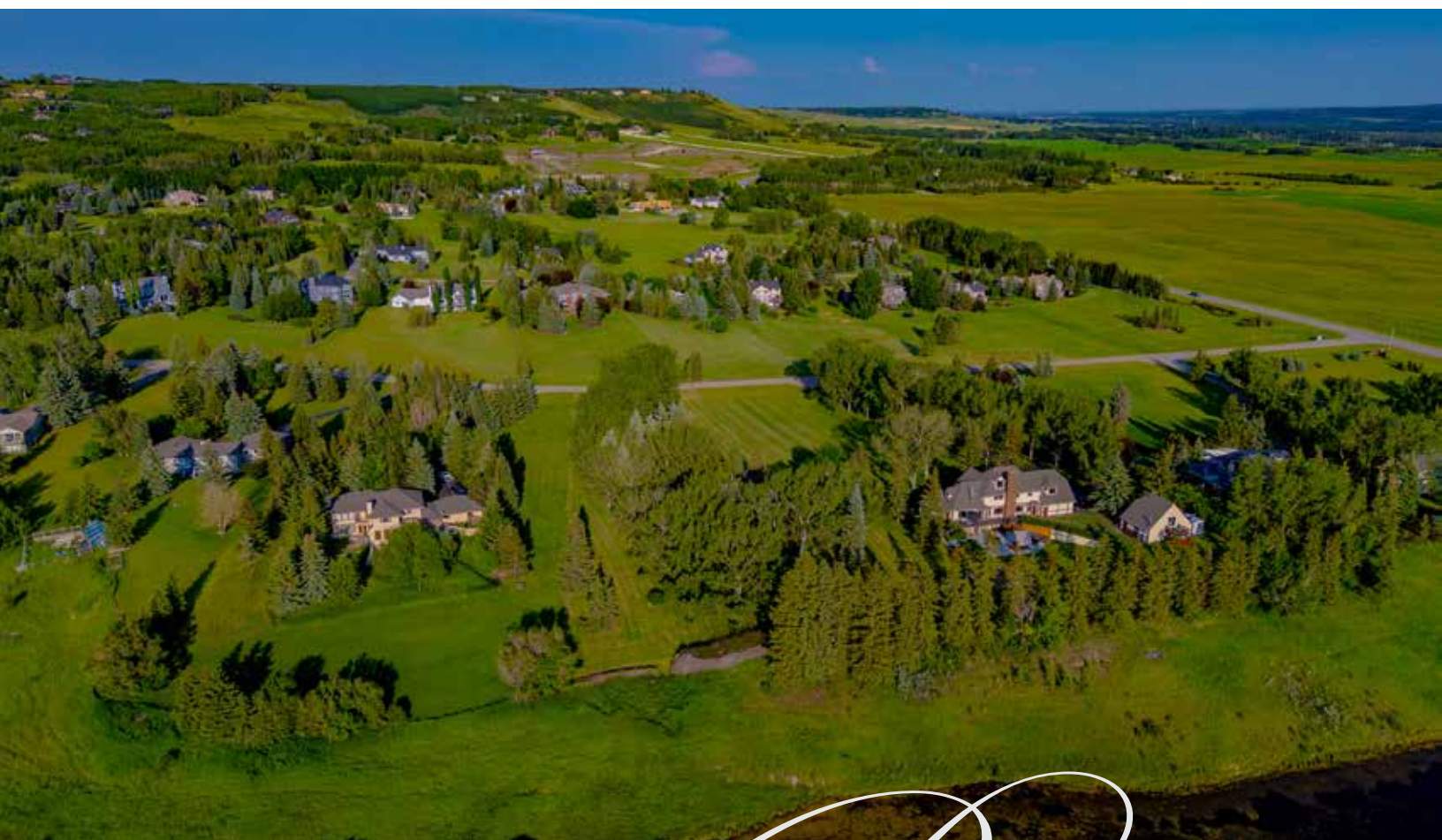


Community of Springbank



Main Floor Space:	2,386.15 square feet
Upper Floor Space:	523.98 square feet
Total Above Grade Floor Space:	2,910.13 square feet
Lower Floor Space:	1,945.55 square feet
Total Developed Floor Space:	4,855.68 square feet

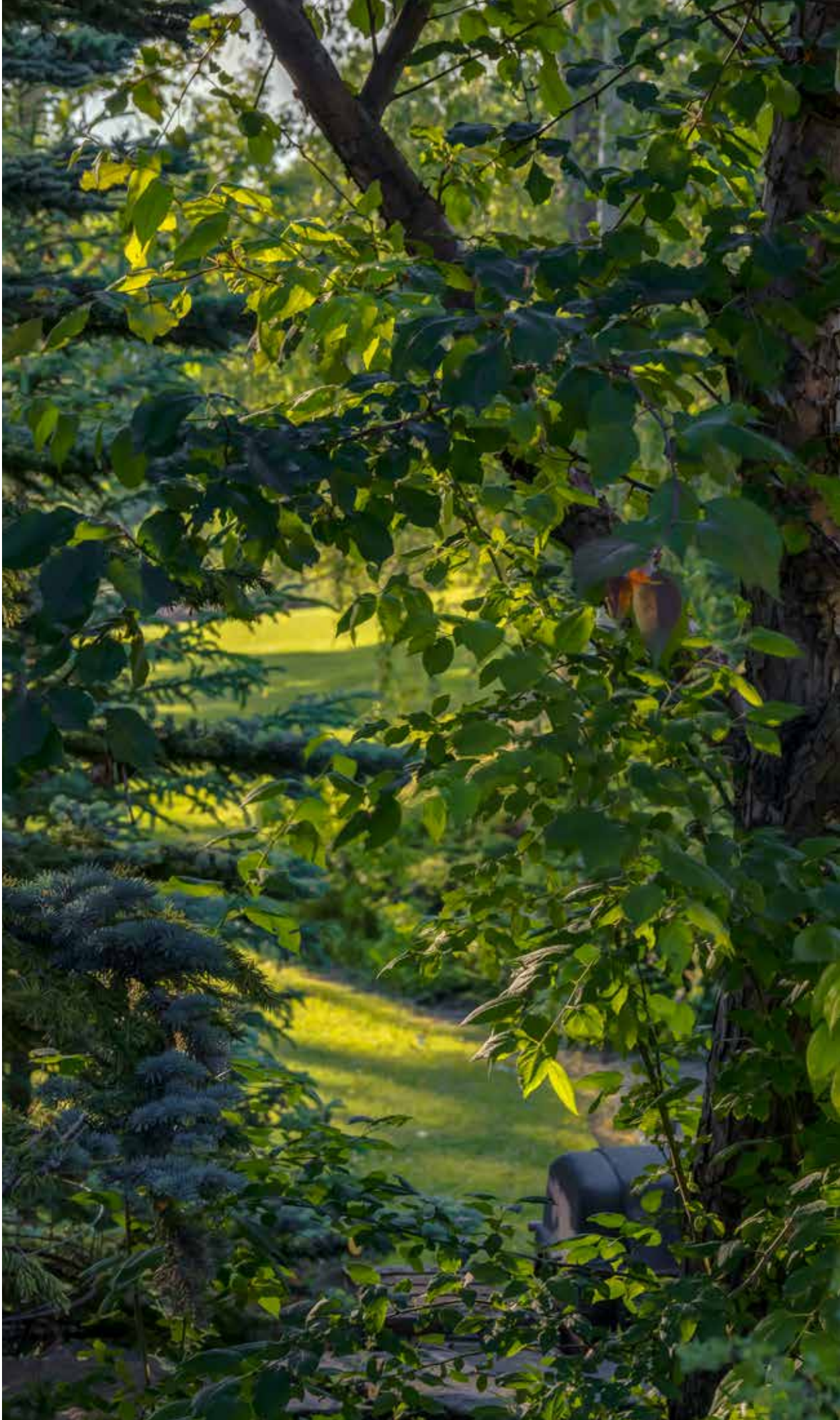


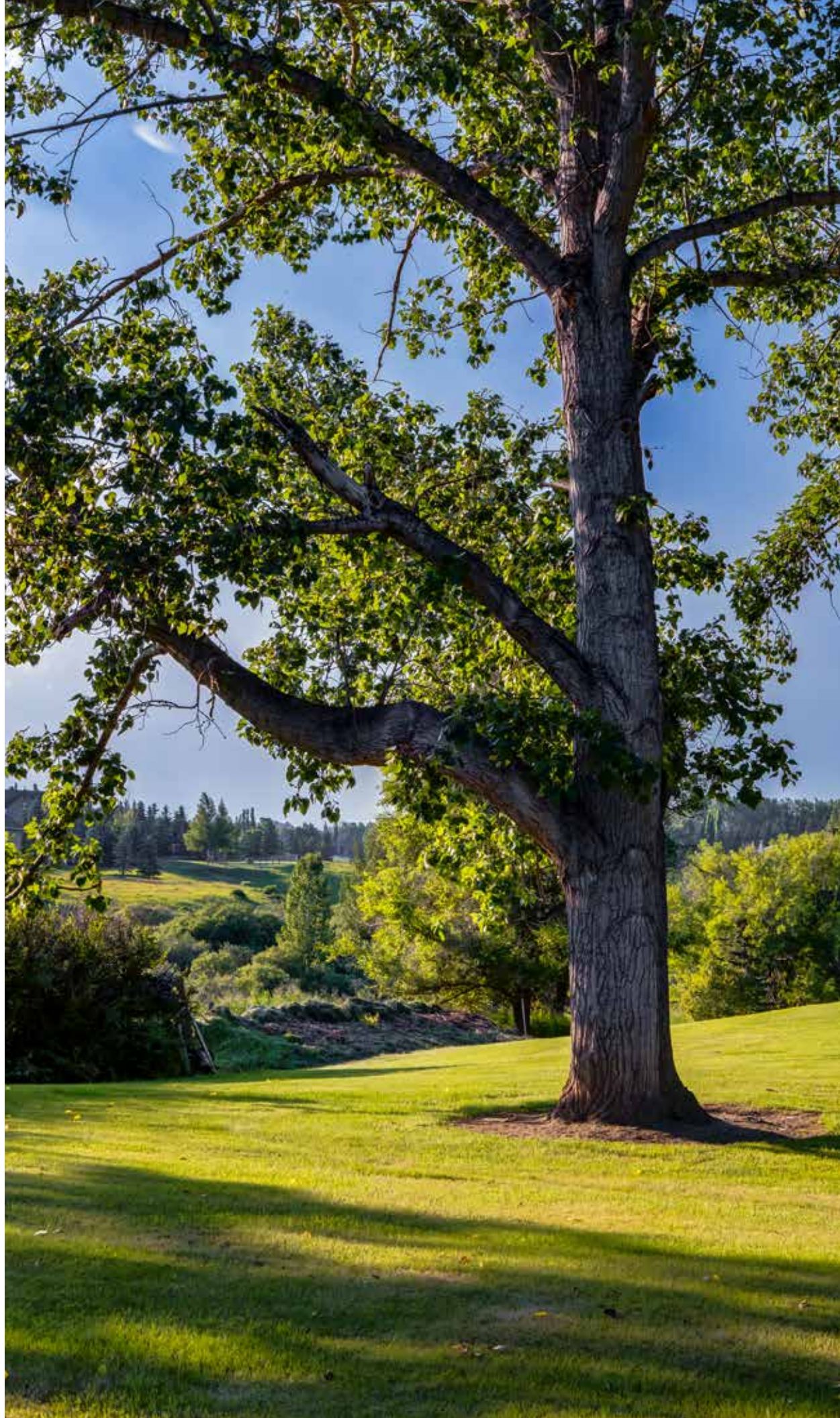


PICTURESQUE FAMILY HOME

Welcome to 43 Cullen Creek, a beautifully crafted family home offering over 4,800 SF of living space in one of Calgary's most sought-after communities—where magnificent mature yards abound. The new Stoney Trail being just five minutes away, provides convenient access to downtown and nearby shopping amenities. A special feature of this property is its expansive lawns, picturesque tree-lined driveway, and having an incredible skating pond set immediately to the west near the Cullen Creek ravine. This rare "original" 6-bedroom home sits on a meticulously landscaped lot surrounded by mature trees, blending timeless 1980s character with incredible potential for a refresh into a “modern farmhouse”. The main level offers 2,366 SF of functional elegance, featuring rich hardwood and tile floors, and striking wood ceilings. Enjoy cozy evenings with stone-faced natural wood-burning fireplaces and entertain in a west-facing kitchen appointed with granite countertops and wood cabinetry. Skylights throughout

bathe the home in natural light, highlighting charming architectural details. The home includes three spacious bedrooms on the main level, plus two more upstairs, including one with vaulted ceilings. The luxurious primary suite features a private patio with serene views, a bright ensuite, a jetted tub, and a separate shower. Upstairs, you will also find a beautifully tiled 4-piece bathroom and a versatile office or additional bedroom. The walkout basement adds over 1,900 sq ft of additional living space, complete with a large recreation area, TV lounge, pool table, home office, ample storage, and a sixth bedroom. Half of the gigantic basement is undeveloped, ready for the next owner to put their own mark on this lovely space. The exterior showcases a stylish mix of brick and wood siding, asphalt roofing, and a west-facing back patio with a BBQ hookup and stone terraced walkout—perfect for enjoying Calgary's sunsets. Located just minutes from the city's vibrant core and within 45 minutes of the majestic Rocky Mountains, this is an exceptional opportunity to own in an exclusive family home in a pristine established neighborhood.







The Starnes Group | 43 Cullen Creek Estates



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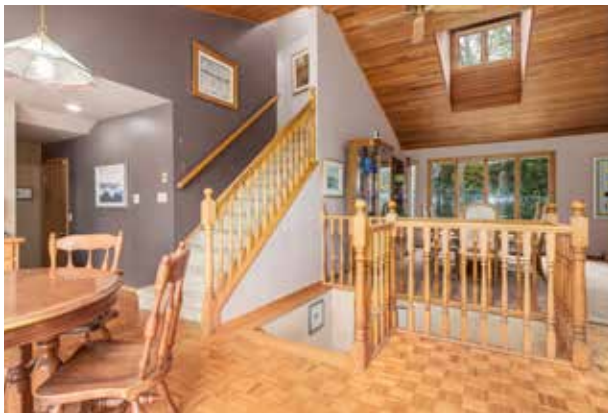




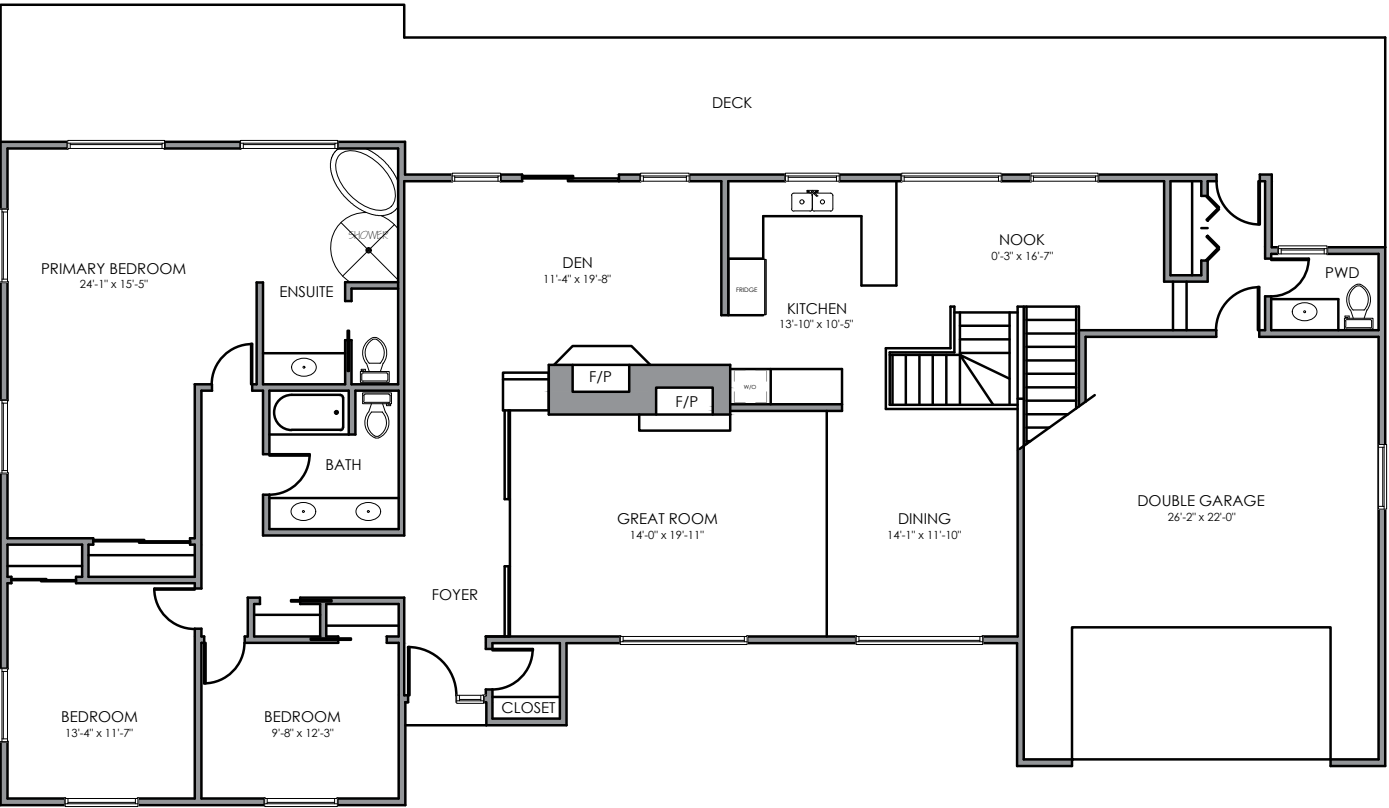






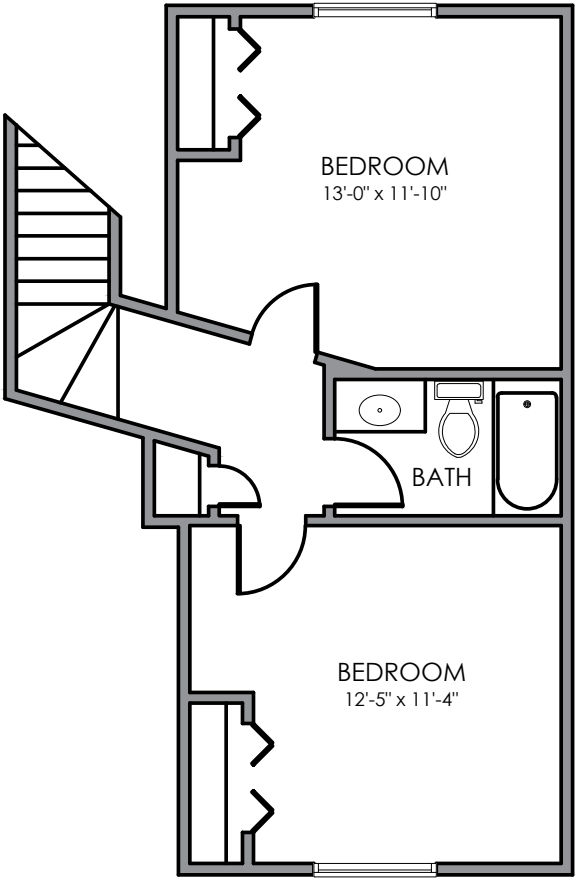






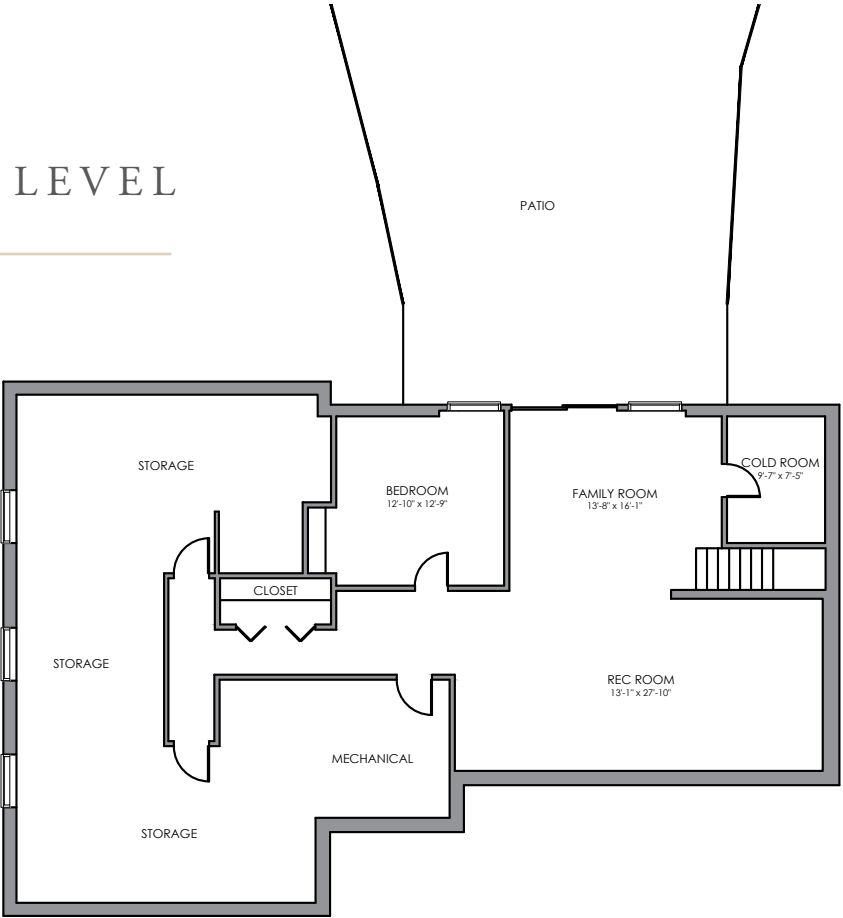
MAIN LEVEL

Main Floor Space:	2,386.15 square feet
Upper Floor Space:	523.98 square feet
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UPPER LEVEL

LOWER LEVEL



E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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