

COMPASS

MEMORIAL NORTHWEST

# 17302 Atherington Place

Showpiece of Scale, Craftsmanship & Sophistication.





**5 BEDROOMS | 4.5 BATHS | 6,635 SF | 3-CAR GARAGE | HEATED POOL AND SPA**

There are homes that check the boxes...  
and then there are homes that make a **statement**.

Welcome to 17302 Atherington Place — a meticulously curated, *architecturally stunning* residence in Memorial Northwest that was designed for those who appreciate craftsmanship, scale, and uncompromising quality.

From the moment you step onto the marble flooring with custom granite inlays in the grand entry, you know you are somewhere special.

A *sweeping spiral staircase* sets the tone — dramatic, elegant, unforgettable. Flanking the entry are the formal living and dining spaces, flooded with natural light and elevated by intricate moldings, statement chandeliers, and a massive fireplace that anchors the room with warmth and sophistication.

This is the kind of home that was built for *hosting* — where holiday gatherings feel cinematic and dinner parties linger long into the evening.

**Yet while the home delivers grandeur, it never sacrifices comfort.**

# Standout Features

17302 Atherington  
Spring, Texas 77379

## **\$60,000 Designer Kitchen Remodel**

GE Café appliances, rare gas cooktop, custom soft-close cabinetry with pull-outs, granite counters, and no detail overlooked.

## **Grand Spiral Staircase Entry**

A dramatic first impression with marble flooring and granite inlays that immediately sets the tone for the elegance throughout.

## **Custom Oak Herringbone Flooring**

Solid oak hardwood in a stunning herringbone pattern with walnut soldier strip inlay — a true craftsmanship statement.

## **PebbleTec Pool & Spa**

Heated pool with stone waterfall, multi-color LED lighting, outdoor kitchen, and covered patio — your private backyard retreat.

## **Extraordinary Primary Closet Suite**

Two oversized custom closets, including a lighted shoe display and a “closet within a closet” design that feels boutique-inspired.

## **Whole-Home 26kW Generac Generator (2024)**

Luxury meets peace of mind — power security already in place.

## **Supersized Climate-Controlled Storage - “Texas Basement”**

Second-floor storage with enclosed, air-conditioned attic access — incredibly rare and practical.

## **Formal Living, Dining, Office, Gameroom + Two Bars**

Entertain effortlessly on both levels — perfect for hosting at scale.

## **Oversized Corner Lot with 3 car garage**

Industrial-coated garage flooring with slip-resistant flakes

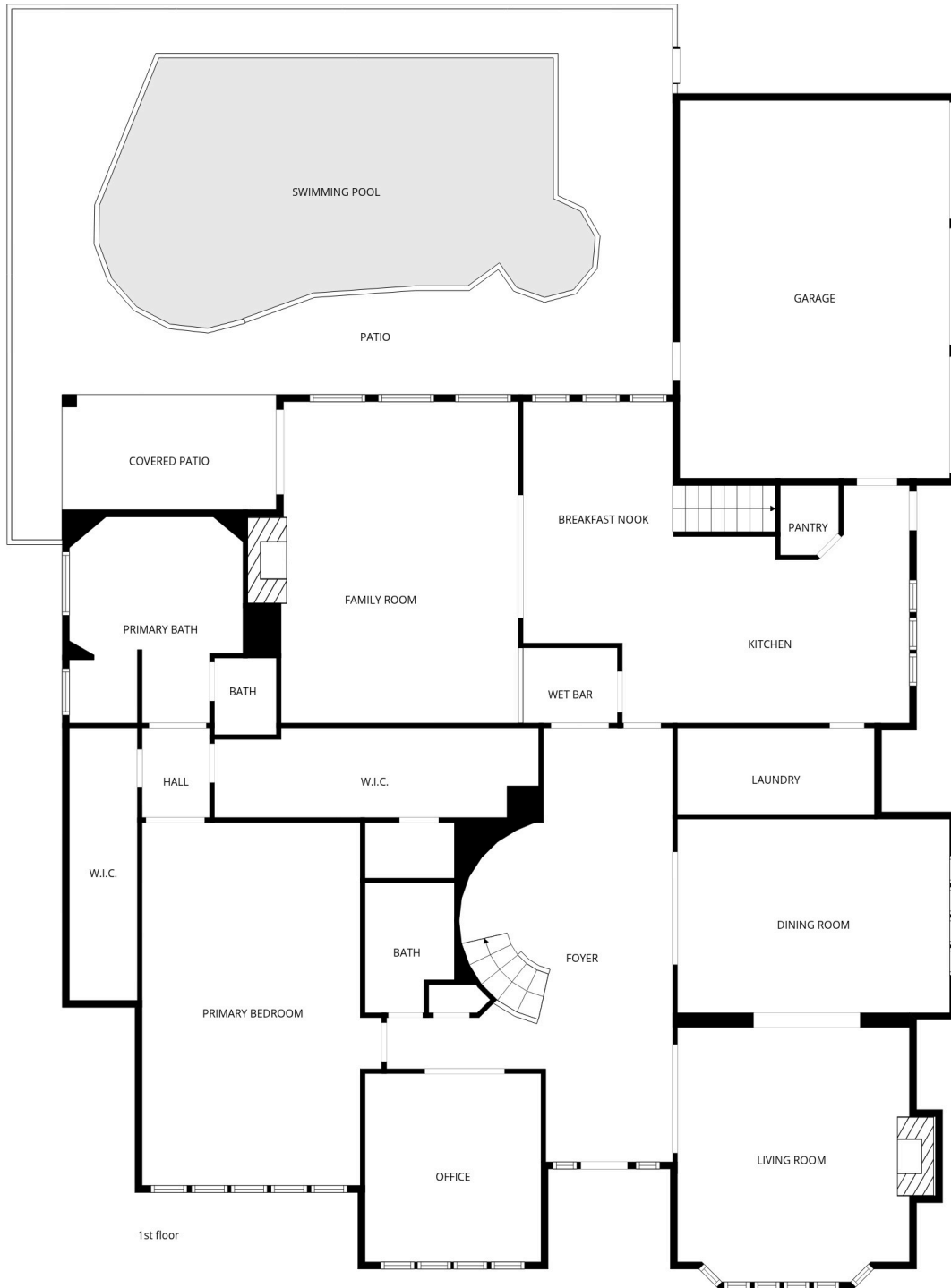
**6,635 Square Feet of Architectural Presence Oversized rooms, soaring ceilings, multiple fireplaces, Venetian plaster finishes, and curated upgrades throughout — a true showpiece home.**

## **Other updates:**

Roof replaced 2024, main sewer line replaced 2024 and includes 10 year warranty, LED lights interior and exterior, smart home thermostats, alarm system with cameras and fresh paint downstairs.

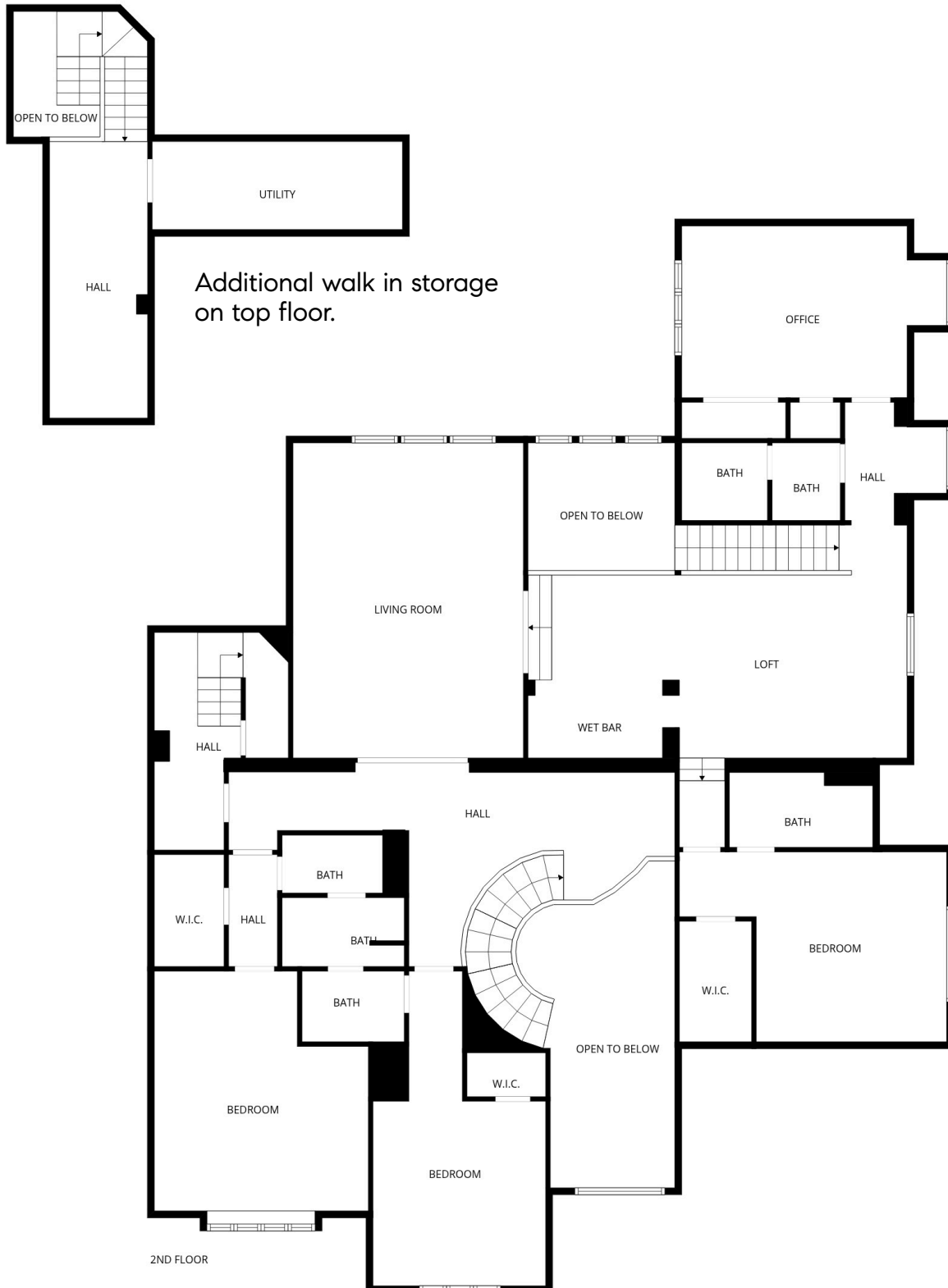
# First Level

17302 Atherington Place  
Spring, Texas 77379



# Secondary Levels

17302 Atherington Place  
Spring, Texas 77379



# About Memorial Northwest

*Where community, connection, and convenience come together.*

## A Truly Welcoming Neighborhood

- Friendly, established community with strong neighborhood pride
- Active Social Committee hosting events, holiday celebrations & gatherings throughout the year
- Opportunities to connect with neighbors of all ages
- Neighborhood security patrol
- Managed trash services

## Amenities

- Junior Olympic-size swimming pool
- Competitive neighborhood swim team
- Poolside seating & seasonal activities
- Lighted tennis courts
- Fully equipped fitness center (cardio machines, free weights & strength equipment)
- Walking paths & green space
- Playground areas
- Beautifully maintained common areas

## Community Center & Event Spaces

- Clubhouse available for private events
- Meeting rooms & rental spaces
- Kitchen access for gatherings and parties



**More than just a home — it's a lifestyle. Memorial Northwest offers the perfect blend of recreation, connection, and community spirit — making it a place you'll be proud to call home.**



# Area Lifestyle Highlights

17302 Atherington Place | Spring, TX 77379

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## Nature & Outdoor Living

### **Kleb Woods Nature Preserve**

Peaceful wooded trails, wildlife viewing, and historic charm just minutes away — the perfect escape for morning walks or quiet weekends.

### **Cypress Creek Greenway**

Miles of scenic hike-and-bike trails winding along the creek, offering outdoor adventure right in your backyard.

### **Meyer Park**

One of the area's largest parks featuring walking trails, fishing ponds, sports fields, a dog park, and picnic areas.

### **Collins Park**

Tennis courts, basketball courts, playgrounds, and shaded green space ideal for active families.

## Dining, Shopping & Convenience

### **Vintage Park**

Upscale boutiques, charming restaurants, and outdoor patios for dining and gathering.

### **Willowbrook Mall**

Major retail, dining, and entertainment options just minutes from home.

## ☆☆ Why Buyers Love This Location

- ✓ Quiet, established neighborhood
- ✓ Mature trees and green surroundings
- ✓ Easy access to Hwy 249 & Grand Parkway
- ✓ Close to shopping, dining, and recreation
- ✓ Outdoor lifestyle just steps away

