

**3767 Springbank Drive SW**  
**Calgary, Alberta**

**MLS # A2291505**



**\$855,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	1999 (27 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>	See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl

**Sewer:** -

**Roof:** Pine Shake

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, No Animal Home

**Inclusions:** NA

Welcome to this beautifully maintained 2-storey home in the highly sought-after community of Springbank Hill, offering 4 bedrooms and 3.5 bathrooms with approximately 1,804 sqft above grade and a fully developed basement designed for entertaining. This house located in one of Calgary's most desirable west-side communities, this home offers excellent access to top-rated public and private schools, convenient shopping, parks, and quick connections to major roadways and the mountains. The main floor welcomes you with abundant natural light, creating a warm and inviting atmosphere throughout the living and dining spaces. The upgraded kitchen features premium KitchenAid stainless steel appliances, generous cabinetry, and functional layout ideal for everyday living and hosting guests. Energy-efficient LED pot lights have been added throughout the home for modern comfort. Upstairs you'll find three well-sized bedrooms, including a spacious primary suite, while the fully finished basement provides an additional bedroom along with an exceptional entertainment area. The basement is truly a highlight, showcasing a custom built wet bar with built-in shelving and a large granite island, perfect for gatherings. Enjoy movie nights in the dedicated media room complete with built-in shelving, a motorized 8-ft projection screen, HD projector? Step outside to a sunny west-facing backyard featuring a tiered cedar deck with pergola and built-in hot tub, creating the perfect outdoor retreat for relaxation and entertaining. Recent improvements include a new air condition, newer finance and hot water tank, Radon Mitigation System, water filter system, partial roof renewal and regularly maintained plumbing system. A pre-listing home inspection has also been completed, offering added confidence for buyers. This is a fantastic opportunity to own a well-upgraded family

home in Springbank Hill.