



**3701 Springbank Hill Drive SW
Calgary, Alberta**

MLS # A2302307



\$1,250,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Insulated, Parking Pad, Tandem, Triple Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

Welcome to this former Foothills Hospital Lottery Grande Prize home in the highly sought-after community of Springbank Hill offering nearly 2,600 square feet above grade, a fully finished walkout basement, 4 bedrooms, 3 1/2 bathrooms, and a rare triple-car (tandem) garage—an ideal combination of timeless design for families seeking space, style, comfort and functionality. From the moment you arrive, the home’s inviting front porch, beautiful stonework, and durable shake roof create a warm and welcoming first impression. Inside, a formal dining room greets you at the entrance, setting the tone for elegant gatherings. A bright great room with a cozy fireplace and built-in shelves with French doors opening to the full-width west-facing deck perfect for enjoying sunsets and panoramic mountain views. At the heart of the home lies a beautifully designed chef’s kitchen with stainless steel appliances, a built-in oven, cooktop, microwave, a large custom island, and a walk-in pantry. One of the home’s most unique features is the glass-wrapped office perched above the dining room on the way to the second level. With its built-in desk it offers an inspiring workspace rarely found in traditional layouts. The upper level includes a luxurious primary suite with French doors, a spa-like 5-piece ensuite with a soaker tub, large walk-in shower, double vanities and a spacious walk-in closet. Two additional bedrooms—originally themed as part of the Foothills Hospital Home Lottery -offer charm and personality. A large upper-level laundry room adds everyday convenience. The fully developed walkout basement offers a generous recreation room, one additional bedroom and another room that can service as a gym or a second office, and a beautifully finished 4-piece bathroom. The lower level opens directly covered patio, creating a private outdoor oasis

ideal for entertaining, gardening, or simply enjoying the peaceful surroundings. The backyard is beautifully landscaped, offering privacy and space for outdoor living. Whether hosting summer barbecues, relaxing with family, or tending to a garden, this outdoor space is designed to be enjoyed. This home has been well maintained, with major mechanical updates including the furnace and air conditioning system, both replaced six years ago. Much of the furniture and décor can be negotiated with the sale. Located minutes from Griffith Woods, Aspen Landing, West Hills, Westside Recreation Centre, top-rated schools, parks, pathways, 69 Street LRT, and quick access to Stoney Trail this home offers exceptional convenience in one of Calgary's most sought-after westside communities. A rare opportunity to own an executive-style home with spectacular mountain views, outstanding and timeless family-friendly design. Book your showing today.