



**3737 Springbank Drive SW  
Calgary, Alberta**

**MLS # A2304093**



**\$978,800**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,166 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, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry		

**Inclusions:** None

Exceptionally maintained walkout home in the sought-after community of Springbank Hill, offering 4 bedrooms, 3.5 bathrooms, and over 2,166 sq ft of thoughtfully designed living space filled with abundant natural light. Showcasing pride of ownership throughout, this home features rich hickory hardwood and tile flooring on the main level, a bright and functional kitchen with granite countertops, extended cabinetry to the ceiling, glass tile backsplash, walk-through pantry, high-end KitchenAid appliances, JennAir gas stove, and a double wall oven. The upper level hosts a spacious primary retreat complete with stunning mountain views, a luxurious spa-inspired ensuite with a fully tiled oversized shower featuring rainfall, body sprays, and hand shower, plus additional well-sized bedrooms and a full bath. The fully finished walkout basement offers incredible flexibility with a large recreation area, an additional room ideal for a bedroom, office, or den, plus ample storage. Step outside to your private, beautifully landscaped yard with perennials and space to start a veggie garden. Enjoy evenings on the west-facing walkout patio - fondly referred to as the "lanai", and pre-wired for a future hot tub. The deck above is equipped with gas BBQ hookup, complete with retractable awnings for shade and privacy. Numerous upgrades include a new hot water tank, serviced furnace and fireplaces, LED lighting, updated fixtures, security system (5G upgraded), central vacuum, renovated mudroom with custom locker-style storage, insulated and drywalled garage with a new upgraded door and MyQ opener, exterior trim paint (2024), and more. Ideally located with green space and playground directly across the street, and just steps to scenic ravine pathways, additional parks, and community outdoor rink. Close to top-rated schools including Webber Academy, Rundle College, Ambrose

University, as well as convenient access to the 69th Street LRT station, Westside Recreation Centre, Signal Hill Library, Aspen Landing and Westhills shopping and dining, and major routes including Stoney Trail for an easy commute. This is a rare opportunity to own a meticulously cared-for home in one of Calgary's most desirable westside communities.