



GRASSROOTS
REALTY GROUP

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3767 Springbank Drive SW
Calgary, Alberta

MLS # A2328370



\$799,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	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: shed, hot tub

Welcome to this beautifully maintained 2-storey home in the highly sought-after community of Springbank Hill, offering 4 bedrooms, 3.5 bathrooms, approximately 1,806sq. ft. of above-grade living space, and a newly renovated basement. Situated in one of Calgary's most desirable west-side communities, this home enjoys a reputation for safety, low crime rates, and being historically well-sheltered from heavy hail. Commuting is effortless with nearby C-Train stations and bus stops just minutes away. Families will love the top-tier school district, which includes prestigious options such as Webber, Rundle, Griffith Woods/Ernest Manning school, etc. The property boasts an impressive list of recent mechanical and structural upgrades for total peace of mind: Garage Door (2026), Sump Pump (2026), partial roof upgrade/maintain (2025), LENNOX furnace (2023), LENNOX air conditioner (2023), hot water tank (2024), a Radon mitigation system (2025), a water filtration system (2024). The house has an ideal east-front and west-back exposure. A true highlight is the stunning dining room, surrounded by windows on three sides. The upgraded kitchen features premium KitchenAid stainless steel appliances, generous cabinetry, and energy-efficient LED pot lights. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite. The recently updated basement has a brand new luxury vinyl flooring, a freshly completed new bathroom, and a custom-built wet bar with a large granite island. Step outside to your sunny, west-facing backyard featuring a massive tiered cedar deck, a stylish pergola. This beautifully upgraded, transit-friendly family home is entirely move-in ready. Don't miss this fantastic opportunity!