



GRASSROOTS
REALTY GROUP

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3766 Springbank Drive SW
Calgary, Alberta

MLS # A2341566



\$985,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions:	N/A
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This beautifully upgraded two-storey walkout home is ideally positioned backing directly onto green space, offering exceptional privacy and beautiful views in the desirable and prestigious Springbank community. The main floor features engineered hardwood flooring installed in 2014, complemented by a smooth, modern ceiling finish completed in 2026. The kitchen was extensively updated in 2025 with new cabinetry, premium granite countertops and island, a new stove and built-in microwave, complemented by stainless steel appliances and a refrigerator replaced in 2024. Hunter Douglas window coverings were installed in 2017, and the home is also equipped with central vacuum. Upstairs, the spacious primary bedroom features a stylish fully renovated ensuite, while two additional bedrooms are generously sized. The ensuite, main bathroom and powder room were renovated in 2020, with quartz vanities on the main and upper levels. A huge bonus room with a vaulted ceiling provides an impressive additional family living space. The fully finished walkout basement extends the living space with direct access to the backyard and green space, a wet bar, and built-in speakers that are interconnected and ready for connection to your preferred entertainment system. Additional upgrades include a cedar roof replaced in 2016, a deck resurfaced with 60-mil Duradek vinyl in 2020 with a 15-year warranty, a hot water tank replaced in 2023, and a washing machine replaced in 2019. Combining extensive upgrades, a functional family-friendly floor plan, and the rare advantage of a walkout basement overlooking green space, this home offers an exceptional opportunity in one of Calgary's most sought-after communities.