

**3690 Springbank Drive SW**  
**Calgary, Alberta**

**MLS # A2222508**



**\$990,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Springbank Hill   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,001 sq.ft.  | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard               |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                          |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                 |
| <b>Roof:</b>       | Cedar Shake  |
| <b>Basement:</b>   | Finished, Full   |
| <b>Exterior:</b>   | Stone, Vinyl Siding  |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** TV Brackets

Welcome to your new family home in the heart of Springbank BACKING ONTO GREENSPACE. This beautifully finished 4-bedroom, 3.5-bathroom residence with a FULLY DEVELOPED BASEMENT and close to walking paths and playgrounds offers a welcoming and functional layout that's perfect for growing families or those looking for more space to enjoy everyday life. Step through the front door into a spacious foyer featuring a built-in organizer &mdash; an ideal solution for keeping seasonal clothing, shoes, and bags tidy and out of the way. As you move further inside, you'll enter the FULLY RENOVATED KITCHEN, living, and dining area &mdash; a true centerpiece of the home. This open-concept space is designed for connection and comfort, with a large center island topped with quartz countertops, sleek stainless steel appliances, and generous cabinetry that makes meal prep and entertaining effortless. The dining area flows seamlessly to a large deck overlooking the backyard, a great spot for summer BBQs, hosting friends, or enjoying a quiet morning coffee in the sunshine. Upstairs, a spacious family room offers a cozy retreat for movie nights or lounging with loved ones. The nearby primary suite is a peaceful sanctuary with large windows that fill the room with natural light. A spa-like ensuite completes the space, featuring double vanities and a glass-enclosed tile shower &mdash; perfect for relaxing at the end of the day. Two additional bedrooms and a stylish 4-piece bathroom provide plenty of room for children, guests, or a home office setup. The fully developed basement expands your living space with a large rec room that can easily serve as a home gym, office, or an additional entertainment area. A fourth bedroom on this level comes complete with a walk-in closet and direct access to a full bathroom, making it an excellent space for older

children, guests, or multigenerational living. Situated in the vibrant and sought-after community of Springbank, this home is close to scenic walking and biking trails, top-rated schools, shopping centers, and a wide variety of restaurants and local amenities. With quick access to Stoney Trail, commuting and exploring the city is convenient and efficient. Don't miss your opportunity to make this incredible Springbank property your next home. Schedule your private showing today!