

# \$990,000 - 3690 Springbank Drive Sw, Calgary

MLS® #A2222508

**\$990,000**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

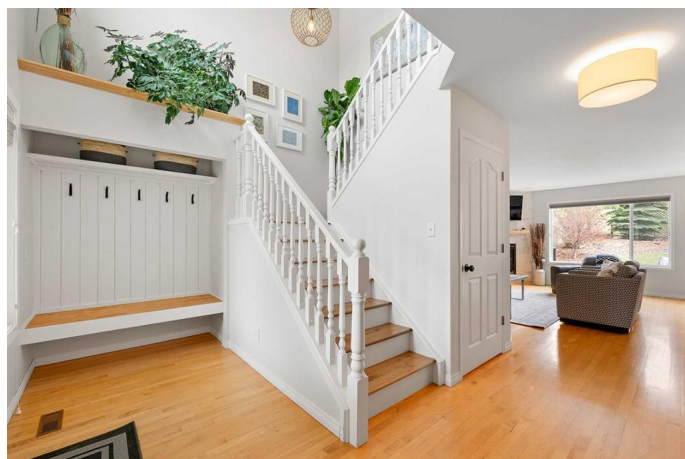
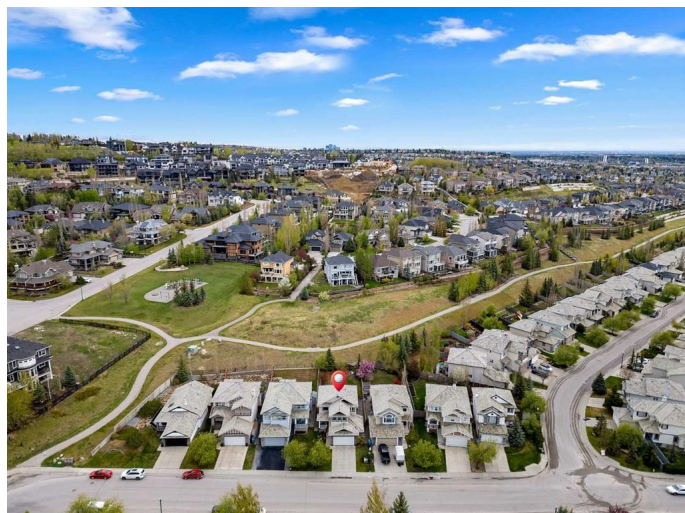
Residential on 0.13 Acres

Springbank Hill, Calgary, Alberta

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 thatâ€™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 â€“ an ideal solution for keeping seasonal clothing, shoes, and bags tidy and out of the way. As you move further inside, youâ€™ll enter the FULLY RENOVATED KITCHEN, living, and dining area â€“ 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 – 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!

Built in 2000

**Essential Information**

MLS® #	A2222508
Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.13
Year Built	2000
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3690 Springbank Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard
Roof	Cedar Shake
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
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Days on Market	2
Zoning	R-G
HOA Fees	240
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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