



**Calgary-C-Springbank Hill**  
3762 SPRINGBANK Drive SW

**LP \$ 689,000**  
MLS #: C3575662

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	4	Year Built:	1999
Bedrms:	Above: 4/Ttl: 5	Basement:	Full, Walkout
Full/Half Baths:	4	Bsmnt Dev:	Fully Finished Suite
Tot Flr SqFt:	2156.03	Total Sq M:	200.3

This truly stunning family home is located in the desirable community of Springbank Hill. Boasting over 2,100 sq.ft of functional living quarters, 5 bedrooms and 4 washrooms. This sunny west facing property features an open foyer, formal living room, dining room, 4 piece bath on main, gourmet kitchen with upgraded stainless steel appliances, granite counter tops, pantry & large nook leading onto the private back deck facing the park. The upper level has 3 generous sized bedrooms, 4 piece bathroom including the master bedroom with sitting area and 4 piece en-suite. The large bonus room with mountain views complete this functional level. The fully developed walkout is a suited with 9" ceilings, bedroom with walk-in closet, large bathroom, recreation room and a large second kitchen. This home offers a built in sprinkler system, water softener, built-in central vacuum system, newer hardwood and carpet flooring throughout. Fully landscaped private yard backing onto a beautiful park with playground and paths.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	1	1	0	0	Occupancy: Seller		Main:	107.0	1151.75
Enst Baths:		0	0	2	0	0			Uppr:	93.3	1004.28
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	200.3	2156.03
Fin Fpl/Rgh:	Fplc Fuel:						Elem Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		Lowr:	79.2	852.51
Fireplace:							Middle Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		BIGd:	79.2	852.51
Parking:	Double Garage Attached						High Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>		Total A.G:	200.3	2,156.03

Living Room:	Master Bdrm:	3.7x3.5	U
Dining Room:	Bedrm 2:	3.2x2.8	U
Kitchen:	Bedrm 3:	2.7x3.4	U
Family Room:	Bedrm 4:	3.5x2.4	M
Den:	Bedroom	3.3x4.3	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Wood Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Backs Onto Park/Trees, Fenced, Playground Nearby, Shopping Nearby, Schools, Public Transportation, View,	Features:	Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Sprinkler System-Underground, Vaulted Ceiling
Goods Incl:	Refrigerators-Two, Stoves-Two, Dishwasher-Built-In, Washer, Dryer, Garburator, Vacuum System Attachments, Water Conditioner, Water Softener, Window Coverings-All	Amenities:	Appliances Included, Playground, Picnic Area, Fenced, See Remarks
		Restrict:	R-COV, UTILR
		Goods Excl:	

Warranty: None  
Front Exposure: W

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA: \$175
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4	,Amenities Associated With Hoa/Condo		
Reg Size:				

Total Lot M2:	429.0	Lot Dimen:	
Frontage:	12.8	Lot Shape:	Rectangular
Depth:	33.5	Zoning:	R-1
Conform:		Front Expos:	W

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,090 - 2013	Local Improve	