



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Spring Valley Way SW
Calgary, Alberta

MLS # A2219375



\$3,298,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,279 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Triple Ga		
Lot Size:	0.33 Acre		
Lot Feat:	Irregular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Second Dishwasher, Pergola, underground sprinkler, steam shower, Home Theatre system incl projector and screen

Experience the epitome of luxury living in this custom-built, two-story estate home nestled in prestigious Springbank Hill. Set on an expansive lot, this glorious home offers over 6,564 sq ft of meticulously designed living space, featuring 5 bedrooms (4 up, 1 down) and 6 bathrooms. Immerse yourself in breathtaking mountain and valley views, all while enjoying the home's impressive curb appeal. Step inside to a grand foyer that opens to a sun-soaked living room adorned with massive floor-to-ceiling windows and a striking gas fireplace. The main floor also includes two elegant vanity bathrooms, a spacious mudroom with built-in storage and main floor laundry, and a dedicated home office with custom shelving. Entertain with ease in the formal dining room featuring vaulted ceilings, or gather in the expansive family room framed by wall-to-wall windows. The chef-inspired kitchen is a true masterpiece, showcasing double quartz islands with seating, high-end stainless steel appliances including a built-in oven and gas range, and a hidden walk-in pantry for optimal organization. The upper level boasts four generously sized bedrooms, a stylish 4-piece bathroom, a 3-piece bathroom, a study area with dual built-in desks, and a second laundry room. The lavish primary suite is a private sanctuary complete with double walk-in closets and a luxurious 5-piece ensuite featuring a soaker tub, dual vanities, and a steam shower. The walkout basement is an entertainer's dream, offering a 5th bedroom, a full bathroom with another steam shower, a home theatre with projector and screen, a recreation room with abundant natural light, a cozy gas fireplace, and a full wet bar complete with a stunning quartz island, wine room, and ample storage. Additional upgrades include luxury hardwood flooring, triple-glazed low-E windows, three furnaces, central air conditioning, underground

sprinklers, and a comprehensive audio and video security system. Outside, the professionally landscaped yard includes a private deck with a cedar pergola, an electric screen, and panoramic west-facing views. A covered patio and exposed aggregate walkway lead to the heated triple tandem garage with extensive driveway parking. Conveniently located near some of Calgary's top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School, with quick access to the Westside Rec Centre, LRT, and Stoney Trail. This is more than a home—it's a lifestyle.