



**16 Spring Valley Way SW
Calgary, Alberta**

MLS # A2322190



\$2,996,000

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|------------------|---|---------------|-------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,279 sq.ft. | Age: | 2007 (19 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 | | |

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|--------------------|--|-------------------|----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | 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: None

Experience the epitome of luxury living in this custom-built, two-storey estate home nestled in prestigious Springbank Hill. Set on an expansive lot, this glorious residence 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 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 powder rooms, 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 a second 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 — now finished with sleek new epoxy flooring — 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.