

## 16 SPRING VALLEY Lane, Calgary T3H 4V2

A2164673 Springbank Hill Listing 09/10/24 List Price: **\$1,890,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached

City/Town: Calgary 2007 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft: Ttl Sqft:

DOM

102

**Layout** 

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,354

2,354

3 (2 1 )

3.5 (3 1)

2 Storey

4

2

10,021 sqft

Access:

Lot Feat: Landscaped

Park Feat: **Double Garage Attached** 

Utilities and Features

Roof: Concrete Construction:

In Floor, Forced Air **Wood Frame** Flooring:

Heating: Sewer:

Carpet, Ceramic Tile, Hardwood Ext Feat: **Balcony** Water Source:

Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator

Int Feat: **Built-in Features** 

**Utilities:** 

**Room Information** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 18`10"	Dining Room	Main	12`6" x 16`11"
2pc Bathroom	Main	5`6" x 5`4"	Bedroom	Main	11`6" x 13`0"
4pc Ensuite bath	Main	15`5" x 10`11"	Bedroom - Primary	Main	17`1" x 15`8"
Nook	Main	11`5" x 7`9"	Kitchen	Main	23`0" x 11`10"
3pc Bathroom	Basement	10`5" x 7`11"	Flex Space	Basement	12`6" x 12`7"
Family Room	Basement	19`0" x 20`5"	Mud Room	Basement	14`11" x 14`0"
3pc Bathroom	Basement	11`3" x 8`3"	Bedroom	Basement	16`8" x 13`8"

Den Basement 9`7" x 11`0"

0111238

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$250 Fee Simple DC (pre 1P2007)
Fee Freq:

Monthly

Remarks

Gated community, bungalow with elevator, beautifully mountain viewed, sit on a large 10,000+ sqft lot in Springbank Hill! Close by to public and private schools, parks, playgrounds, shopping, C train andwestside rec centre. Living space of over 4,350 sqft, 2 decks, 2 private patios. Chef style kitchen with maple cabinets, top of the line SUB-ZERO, WOLF and ASKO appliances, marble backsplash, high end granite countertops. Dining room with built in maplewood detailing, and living room featuring full height sandstone fireplace with stunning mountain views. Master bedroom come with luxury ensuite boasts a 5 pc ensuite, soaker tub, custom steam shower, and infloor heating. Additional good sized bedroom or study with access to private backyard. Another 3 pieces bathroom and laundry room complete the main floor. Lower walk out level come with radiant in floor heating, two spacious bedrooms, family area with fireplace plus wet bar. Oversized (650sqft) double garage is heated and completed with epoxy floors. Additional upgrades and features include: built-in speakers throughout, cedar soffits, extensive professionally

done landscaping with irrigation, hydronic in-floor heating, custom built-ins, solidcore doors, aluminum clad windows.

Inclusions: n/a

Legal Desc:

Pub Rmks:

Property Listed By: Grand Realty

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















