



THE
A-TEAM

**RE/MAX
FIRST**

16 SPRING VALLEY Lane, Calgary T3H 4V2

MLS® #: **A2164673** Area: **Springbank Hill** Listing Date: **09/10/24** List Price: **\$1,890,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **10,021 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,354**
 Low Sqft:
 Ttl Sqft: **2,354**

DOM

65
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Concrete** Construction: **Wood Frame**
 Heating: **In Floor, Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** 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

Room	Level	Dimensions	Room	Level	Dimensions
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"	Legal/Tax/Financial
Condo Fee: \$250		Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
Legal Desc:	0111238	Remarks	
Pub Rmks:	<p>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.</p>		
Inclusions:	n/a		
Property Listed By:	Grand Realty		

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













