



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

**133**  
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"  |













