



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

**102**  
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"













