



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:

Finished Floor Area
 Abv Sqft: **2,354**
 Low Sqft:
 Ttl Sqft: **2,354**

DOM

72
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
 Heating: **In Floor, Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 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

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"











