



THE
A-TEAM

**RE/MAX
FIRST**

44 SPRING VALLEY Lane, Calgary T3H 4V2

MLS®#: **A2166471**

Area: **Springbank Hill**

Listing Date: **10/27/24**

List Price: **\$3,488,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **11,761 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,906**
Low Sqft:
Ttl Sqft: **3,906**

DOM

87
Layout
Beds: **5 (3 2)**
Baths: **6.0 (5 2)**
Style: **1 and Half Storey**

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Pie Shaped Lot,Views**
Park Feat: **220 Volt Wiring,Additional Parking,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Quad or More Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fan Coil,High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Humidity Control,Natural Gas,Radiant,Zoned**

Construction: **Concrete,Metal Siding ,Stone,Stucco,Wood Frame**

Sewer:
Ext Feat: **Balcony,Built-in Barbecue,Covered Courtyard,Private Entrance**

Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Oven-Built-In,Range Hood,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Elevator,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Stone Counters,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room **Kitchen** Level **Main** Dimensions **24`6" x 21`0"**

Room **Dining Room** Level **Main** Dimensions **18`0" x 13`11"**

Living Room	Main	19`0" x 18`6"	Balcony	Main	8`11" x 5`7"
Foyer	Main	13`0" x 5`4"	Laundry	Main	10`9" x 7`7"
Pantry	Main	7`11" x 7`6"	Library	Main	9`11" x 8`9"
Loft	Upper	25`11" x 20`4"	Balcony	Upper	9`11" x 6`6"
Exercise Room	Lower	12`6" x 9`3"	Game Room	Lower	18`11" x 13`11"
Den	Lower	17`5" x 13`9"	Mud Room	Lower	8`7" x 8`5"
Media Room	Lower	14`11" x 13`2"	Furnace/Utility Room	Lower	9`10" x 9`5"
Other	Lower	11`9" x 10`2"	Storage	Lower	12`3" x 5`11"
Bedroom - Primary	Main	18`0" x 16`1"	Bedroom	Main	14`6" x 13`8"
Bedroom	Main	15`0" x 11`11"	Bedroom	Lower	14`8" x 11`0"
Bedroom	Lower	12`5" x 10`5"	5pc Bathroom	Main	11`3" x 11`0"
6pc Ensuite bath	Main	15`11" x 12`6"	2pc Bathroom	Main	5`1" x 4`11"
4pc Bathroom	Upper	11`2" x 5`2"	2pc Bathroom	Lower	5`2" x 5`0"
3pc Ensuite bath	Lower	9`10" x 6`10"	3pc Ensuite bath	Lower	11`5" x 4`11"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$200	Fee Simple	DC (pre 1P2007)
	Fee Freq:	
	Monthly	

Legal Desc: **0111238**

Remarks

Pub Rmks: **Introducing your new custom built estate - a fusion of sophistication and comfort nestled within the serene enclave of Springbank Hill. This residence, featuring over 6300 sqft of total living quarters, 5 beds, 7 baths and over \$250K worth of design work and home automation, epitomizes grace with its harmonious blend of contemporary design and lavish finishes, setting the stage for an inviting ambiance cherished by families and socialites alike. Tucked away on a secluded, gated street, this sanctuary not only offers a retreat from the city's hustle and bustle but also the convenience of full lawn care and snow removal services. Step into a realm of natural light and awe-inspiring panoramas upon entry. Sunlight streams through the expansive windows, accentuating the majesty of the soaring ceilings and open layout. The kitchen stands as a culinary masterpiece, boasting a remarkable 14-foot island and top-of-the-line Wolf and Subzero appliances. Embrace the convenience of the adjoining butler's pantry, providing ample storage and prep space for culinary adventures. Entertain with flair on the enclosed, screened-in deck, complete with a cozy fireplace and integrated BBQ, ensuring year-round enjoyment. And when the weather beckons, step onto the open deck to bask in the sunlight and relish panoramic views of the magnificent mountains. Ascend to the upper levels via the elevator, where luxury awaits at every turn. The primary suite is a haven unto itself, featuring a private balcony overlooking the mountains and an ensuite adorned with polished nickel hardware and heated tiles. A luxurious wardrobe leads to the adjacent laundry room, offering both convenience and opulence. Additional bedrooms, each boasting its own ensuite, provide comfort and privacy for family and guests alike. But the pièce de résistance awaits on the top floor - a retreat for teens or guests, complete with a spacious flex area, wet bar, and yet another deck boasting breathtaking views. Descend to the walk-out basement, where entertainment takes center stage. A family room with a fireplace sets the scene for intimate gatherings, while a well-appointed wet bar and wine room promise evenings of indulgence. Movie nights come alive in the theater room, while a sunlit office provides a space for productive pursuits. A secret under the stairs playroom for the kids, and with a gym, mudroom, and additional bedrooms with ensuites complete this level, ensuring every need is met. And let's not overlook the ultimate luxury - a five-car garage equipped with lifts or a car charging station, featuring soaring ceilings, heated floors, and even a deluxe dog wash. Efficiency is paramount, evidenced by the meticulous attention to detail outlined in the attached features sheet. Experience the pinnacle of luxury living where each moment is a celebration of refined elegance and unmatched comfort.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











