



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 SPRING VALLEY Way, Calgary T3H 5M1**

MLS® #: **A2172096**

Area: **Springbank Hill**

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

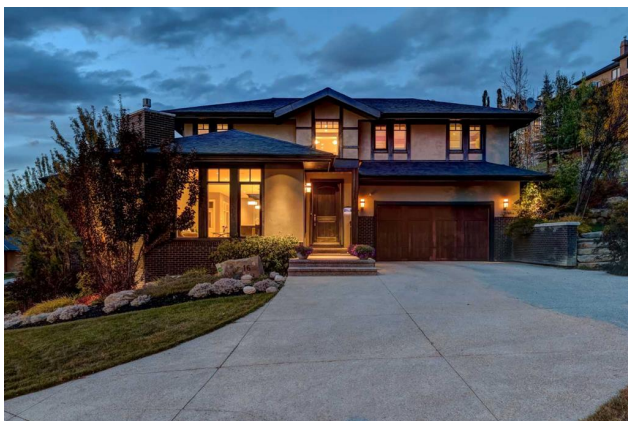
List Price: **\$3,298,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Finished Floor Area

Abv Sqft: **4,299**  
Low Sqft:  
Ttl Sqft: **4,299**

DOM

**58**  
Layout  
Beds: **5 (4 1)**  
Baths: **5.0 (4 2)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **14,326 sqft**  
Lot Shape: **50.17 front x 12.47  
left x 38.38 left back  
x 21.75 back x 13.82  
right back x 12.97  
right**

Parking

Ttl Park: **9**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Triangular Lot, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, Interior Lot, Irregular Lot, Landscaped, Many Trees, Street Lighting, Other, Private, Rock Outcropping, Secluded, See Remarks, Sloped, Sloped Down, Treed, Views**

Park Feat:

**Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, See Remarks, Tandem, Triple Garage Attached, Workshop in Garage**  
Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Natural Gas, See Remarks**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Covered Courtyard, Private Yard**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Conditioner, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 3`0"
Dining Room	Main	16`10" x 13`8"
Foyer	Main	6`1" x 8`5"
Laundry	Main	23`8" x 11`2"

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 5`4"
Family Room	Main	17`1" x 23`0"
Kitchen	Main	16`6" x 23`3"
Living Room	Main	16`10" x 19`8"

Office Main 16`10" x 13`2"  
 3pc Bathroom Second 7`4" x 6`10"  
 5pc Ensuite bath Second 14`1" x 14`5"  
 Bedroom Second 14`5" x 14`5"  
 Hall Second 3`2" x 9`4"  
 Office Second 7`8" x 13`5"  
 Walk-In Closet Second 8`10" x 6`6"  
 Kitchenette Basement 11`7" x 18`3"  
 Hall Basement 5`6" x 6`1"  
 Kitchenette Basement 5`7" x 8`8"  
 Media Room Basement 17`1" x 20`11"  
 Balcony Main 13`4" x 28`6"

Pantry Main 7`7" x 9`5"  
 4pc Bathroom Second 8`3" x 8`0"  
 Bedroom Second 10`11" x 17`2"  
 Bedroom Second 10`10" x 17`3"  
 Laundry Second 9`7" x 12`2"  
 Bedroom - Primary Second 17`1" x 22`11"  
 3pc Bathroom Basement 5`7" x 12`10"  
 Bedroom Basement 16`3" x 12`0"  
 Game Room Basement 32`4" x 35`4"  
 Storage Basement 15`10" x 7`11"  
 Furnace/Utility Room Basement 13`7" x 14`3"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** DC  
 Legal Desc: **0412674**

Remarks

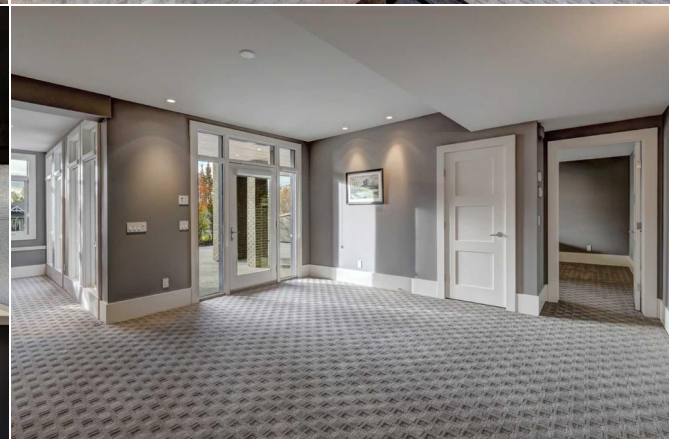
Pub Rmks: **HOME SWEET HOME! Bask in the ultimate in luxury living in this spectacular, custom-built, two story estate home situated in the exclusive West Calgary community of Springbank hill on a pristine, beautifully manicured, massive lot. From top to bottom not a detail has been spared on this incredible, immaculately maintained home offering 5 bedrooms (4 on upper level), 6 bathrooms, 6,564+ SQFT of executive, contemporary living space throughout, BREATHTAKING MOUNTAIN And VALLEY VIEWS, pride of ownership throughout and picturesque curb appeal. Heading inside, the open concept main floor boasts a spacious foyer, two vanity bathrooms, a sun-drenched living room perfectly complimented by massive windows and a floor to ceiling stylish gas fireplace, main floor laundry room/mud room with built-in storage, formal dining area with vaulted ceilings and a perfect home office with built-in shelving. Completing this floor is a spacious living room with wall to wall windows and the gourmet chef's kitchen featuring stunning double quartz islands and eating bars, quartz countertops, high-end appliances with a built-in oven and a gas range, sophisticated backsplash and a huge walk-in hidden pantry. Upstairs, you will find 4 great-sized bedrooms, a gorgeous 4 piece bathroom, a full 3 piece bathroom, a study with two built-in desks, upstairs laundry and the star of the floor, the magnificent master retreat with double walk-in closets, a spa-like 5 piece bathroom with a dreamy soaker tub to enjoy your West Calgary views, double vanity sinks and a steam shower. The WALKOUT BASEMENT offers a 5th bedroom, full bathroom with a steam shower, media/games room with a projector and screen, a recreation room with tons of windows, a cozy gas fireplace and a full wet bar with a focal point quartz center island, wine room and tons of storage space. HOME UPGRADES INCLUDE luxury hardwood flooring, central air conditioning, triple glazed low-E windows, 3 furnaces, sprinklers and a complete audio/ video/security system. Outside, you will find your private oasis with a massive deck with a cedar pergola, electric screen and amazing West views, covered patio space, a TRIPLE TANDEM GARAGE with ample driveway parking space and an exquisitely landscaped yard with a variety of trees and perennials. This sought-after location is steps from all major amenities including the LRT, West Side Recreation Centre, Aspen Landing Shopping Centre, renowned schools, nature reserve, parks and more. MUST VIEW! Book your private viewing today!**  
 Inclusions: **Second Dishwasher, Pergola, underground sprinkler, steam shower, Entertainment system including (projector and screen)**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











16 Spring Valley Way SW, Calgary, AB

Main Floor (Below Grade) Exterior Area 2345.48 sq ft  
Interior Area 2167.80 sq ft  
Excluded Area 177.22 sq ft



PREPARED: 2024/10/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

16 Spring Valley Way SW, Calgary, AB

2nd Floor Exterior Area 1854.04 sq ft  
Interior Area 1653.20 sq ft  
Excluded Area 11.20 sq ft



PREPARED: 2024/10/11



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16 Spring Valley Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 2284.89 sq ft  
Interior Area 2043.71 sq ft



PREPARED: 2024/10/11



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