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16 Spring Valley Way SW  
Calgary, Alberta

MLS # A2219375



**\$3,298,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,279 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Triple Ga		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Second Dishwasher, Pergola, underground sprinkler, steam shower, Home Theatre system incl projector and screen

Experience the epitome of luxury living in this custom-built, two-story estate home nestled in prestigious Springbank Hill. Set on an expansive lot, this glorious home offers over 6,564 sq ft of meticulously designed living space, featuring 5 bedrooms (4 up, 1 down) and 6 bathrooms. Immerse yourself in breathtaking mountain and valley views, all while enjoying the home's impressive curb appeal. Step inside to a grand foyer that opens to a sun-soaked living room adorned with massive floor-to-ceiling windows and a striking gas fireplace. The main floor also includes two elegant vanity bathrooms, a spacious mudroom with built-in storage and main floor laundry, and a dedicated home office with custom shelving. Entertain with ease in the formal dining room featuring vaulted ceilings, or gather in the expansive family room framed by wall-to-wall windows. The chef-inspired kitchen is a true masterpiece, showcasing double quartz islands with seating, high-end stainless steel appliances including a built-in oven and gas range, and a hidden walk-in pantry for optimal organization. The upper level boasts four generously sized bedrooms, a stylish 4-piece bathroom, a 3-piece bathroom, a study area with dual built-in desks, and a second laundry room. The lavish primary suite is a private sanctuary complete with double walk-in closets and a luxurious 5-piece ensuite featuring a soaker tub, dual vanities, and a steam shower. The walkout basement is an entertainer's dream, offering a 5th bedroom, a full bathroom with another steam shower, a home theatre with projector and screen, a recreation room with abundant natural light, a cozy gas fireplace, and a full wet bar complete with a stunning quartz island, wine room, and ample storage. Additional upgrades include luxury hardwood flooring, triple-glazed low-E windows, three furnaces, central air conditioning, underground

sprinklers, and a comprehensive audio and video security system. Outside, the professionally landscaped yard includes a private deck with a cedar pergola, an electric screen, and panoramic west-facing views. A covered patio and exposed aggregate walkway lead to the heated triple tandem garage with extensive driveway parking. Conveniently located near some of Calgary's top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School, with quick access to the Westside Rec Centre, LRT, and Stoney Trail. This is more than a home—it's a lifestyle.