

# \$3,298,000 - 16 Spring Valley Way Sw, Calgary

MLS® #A2219375

**\$3,298,000**

5 Bedroom, 6.00 Bathroom, 4,279 sqft

Residential on 0.33 Acres

Springbank Hill, Calgary, Alberta

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.

Built in 2007

**Essential Information**

MLS® #	A2219375
Price	\$3,298,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,279
Acres	0.33
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Spring Valley Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M1

### **Amenities**

Parking Spaces	5
Parking	Heated Garage, Insulated, Oversized, RV Access/Parking, Tandem, Triple Garage Attached, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	86
Zoning	DC

### **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.