

# \$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, Triple Garage Attached, Tandem, 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, Microwave, Range Hood, Washer/Dryer, Window Coverings, Humidifier, 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 | 38            |
| Zoning         | DC            |

### Listing Details

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