

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

MLS® #A2251840

**\$3,298,000**

5 Bedroom, 6.00 Bathroom, 4,279 sqft

Residential on 0.33 Acres

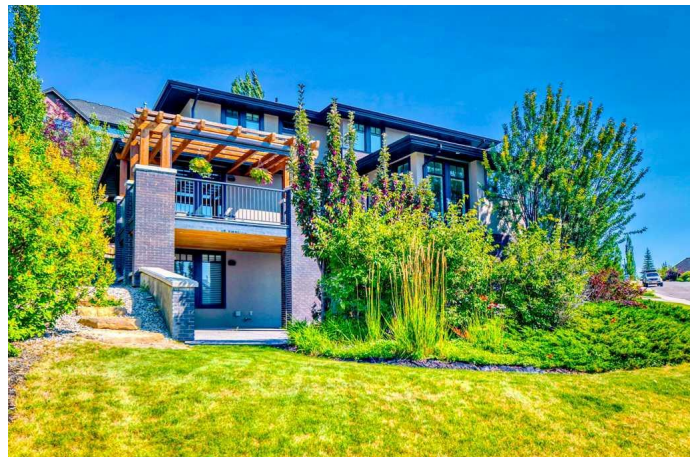
Springbank Hill, Calgary, Alberta

Experience over 6,500 sq ft of exceptional luxury in this custom-built estate, ideally perched to capture sweeping views of the mountains and valley below. Designed with sophistication and comfort in mind, this meticulously crafted home offers 5 bedrooms, 6 bathrooms, and a heated triple-tandem garage—perfectly blending timeless elegance with modern functionality.

A grand, light-filled foyer welcomes you with soaring ceilings and leads into a dramatic living room anchored by floor-to-ceiling windows and a statement fireplace. The formal dining room and expansive family room provide effortless flow for entertaining, while the gourmet kitchen is a chef's dream—featuring dual quartz islands, top-tier appliances, and a hidden walk-in pantry for seamless organization.

The main level also includes a private home office, custom mudroom, and two stylish powder rooms for guests. Upstairs, discover four generously sized bedrooms, a cozy study nook, a secondary laundry room, and a luxurious primary retreat with dual walk-in closets and a spa-inspired ensuite complete with steam shower and soaking tub.

The fully finished walkout basement is an entertainer's dream—featuring a custom theatre room, spacious rec room, sleek wet bar, temperature-controlled wine cellar, and a



private guest suite.

Premium upgrades are found throughout, including triple-pane windows, rich hardwood flooring, central air conditioning, steam showers, and a fully integrated smart security system.

Outdoors, the professionally landscaped grounds are equally impressive, with a west-facing backyard that showcases mountain vistas, a covered patio, and a stunning cedar pergola—ideal for relaxing or entertaining year-round.

Located minutes from Calgary’s top-rated schools, Westside Recreation Centre, the LRT, and Stoney Trail, this is more than a home—it’s a lifestyle of refined living and panoramic beauty.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251840    |
| 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    | August 29th, 2025 |
| Days on Market | 67                |
| Zoning         | DC                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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