

# \$1,928,000 - 16 Spring Valley Lane Sw, Calgary

MLS® #A2256130

**\$1,928,000**

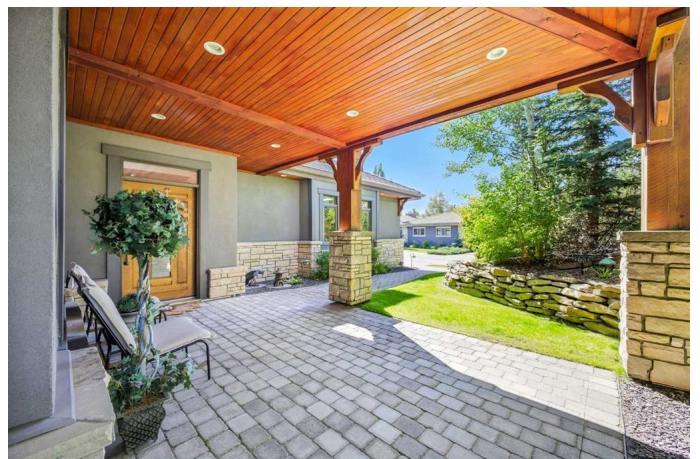
4 Bedroom, 4.00 Bathroom, 2,354 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

Gated community, bungalow with elevator, beautifully mountain viewed, sit on a large 10,000+ sqft lot in Springbank Hill! Close by to public and private schools, parks, playgrounds, shopping, C train and westside rec centre. Living space of over 4,350 sqft, 2 decks, 2 private patios. Chef style kitchen with maple cabinets, under cabinet counter lighting, top of the line SUB-ZERO, WOLF and ASKO appliances, marble backsplash, high end granite countertops. Dining room with built in maplewood detailing, and living room featuring full height sandstone fireplace with stunning mountain views. Master bedroom come with luxury ensuite boasts a 5 pc ensuite, soaker tub, custom steam shower, and in-floor heating. Additional good sized bedroom or study with access to private backyard. Another 3 pieces bathroom and laundry room complete the main floor. Lower walk out level come with radiant in floor heating, two spacious bedrooms, family area with fireplace plus wet bar. Oversized (650sqft) double garage is heated and completed with epoxy floors. Additional upgrades and features include: built-in speakers throughout, cedar soffits, extensive professionally done landscaping with irrigation, hydronic in-floor heating, custom built-ins, solidcore doors, aluminum clad windows, kinetico water filtration system, radon gas removal system.

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256130    |
| Price          | \$1,928,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,354       |
| Acres          | 0.23        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 16 Spring Valley Lane Sw |
| Subdivision | Springbank Hill          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 4V2                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Granite Counters, Natural Woodwork, Vaulted Ceiling(s), Walk-In Closet(s)                                                        |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Wine Refrigerator |
| Heating           | In Floor, Forced Air                                                                                                                                     |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Full, Walk-Out |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Lot Description   | Landscaped, Treed |
| Roof              | Concrete          |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 31                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 300                  |
| HOA Fees Freq. | MON                  |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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