



GRASSROOTS
REALTY GROUP

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16 Spring Valley Way SW
Calgary, Alberta

MLS # A2251840



\$3,298,000

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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 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.