

**16 Spring Valley Way SW**  
**Calgary, Alberta**

**MLS # A2251840**



**\$3,298,000**

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

|                    |                                                                                                    |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air                                                                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                          | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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&mdash;it&rsquo;s a lifestyle of refined living and panoramic beauty.