



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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

**MLS # A2172096**



**\$3,298,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,300 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Triangular Lot, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Ya		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, See Remarks	<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>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Second Dishwasher, Pergola, underground sprinkler, steam shower, Entertainment system including (projector and screen)		

HOME SWEET HOME! OPEN HOUSE SATURDAY NOVEMBER 2ND, 1-3PM! Bask in the ultimate in luxury living in this spectacular, custom-built, two storey estate home situated in the exclusive West Calgary community of Springbank hill on a pristine, beautifully manicured, massive lot. From top to bottom not a detail has been spared on this incredible, immaculately maintained home offering 5 bedrooms (4 on upper level), 6 bathrooms, 6,564+ SQFT of executive, contemporary living space throughout, BREATHTAKING MOUNTAIN And VALLEY VIEWS, pride of ownership throughout and picturesque curb appeal. Heading inside, the open concept main floor boasts a spacious foyer, two vanity bathrooms, a sun-drenched living room perfectly complimented by massive windows and a floor to ceiling stylish gas fireplace, main floor laundry room/mud room with built-in storage, formal dining area with vaulted ceilings and a perfect home office with built-in shelving. Completing this floor is a spacious living room with wall to wall windows and the gourmet chef's kitchen featuring stunning double quartz islands and eating bars, quartz countertops, high-end appliances with a built-in oven and a gas range, sophisticated backsplash and a huge walk-in hidden pantry. Upstairs, you will find 4 great-sized bedrooms, a gorgeous 4 piece bathroom, a full 3 piece bathroom, a study with two built-in desks, upstairs laundry and the star of the floor, the magnificent master retreat with double walk-in closets, a spa-like 5 piece bathroom with a dreamy soaker tub to enjoy your West Calgary views, double vanity sinks and a steam shower. The WALKOUT BASEMENT offers a 5th bedroom, full bathroom with a steam shower, media/games room with a projector and screen, a recreation room with tons of windows, a cozy gas fireplace and a full wet bar with a

focal point quartz center island, wine room and tons of storage space. HOME UPGRADES INCLUDE luxury hardwood flooring, central air conditioning, triple glazed low-E windows, 3 furnaces, sprinklers and a complete audio/ video/security system. Outside, you will find your private oasis with a massive deck with a cedar pergola, electric screen and amazing West views, covered patio space, a TRIPLE TANDEM GARAGE with ample driveway parking space and an exquisitely landscaped yard with a variety of trees and perennials. This sought-after location is steps from all major amenities including the LRT, West Side Recreation Centre, Aspen Landing Shopping Centre, renowned schools, nature reserve, parks and more. MUST VIEW! Book your private viewing today!