

# \$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

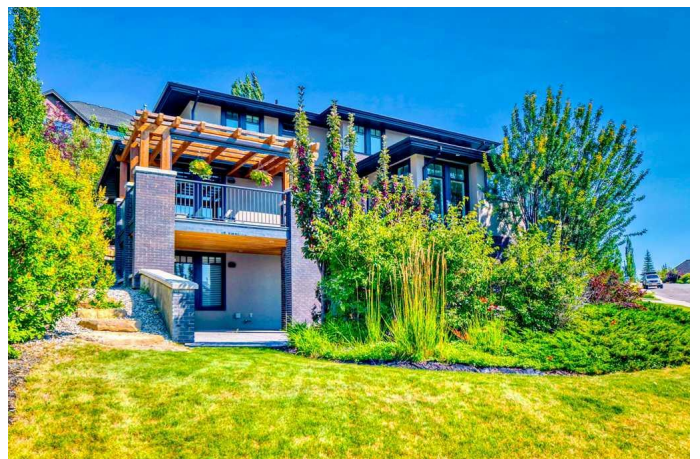
Springbank Hill, Calgary, Alberta

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 | 66                |
| Zoning         | DC                |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.