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16 Spring Valley Lane SW
Calgary, Alberta

MLS # A2256130

$1,928,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Concrete	**Condo Fee:**	$ 300
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Granite Counters, Natural Woodwork, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	n/a

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 andwestside 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 infloor 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.