

\$1,599,000 - 13 Spring Valley Lane Sw, Calgary

MLS® #A2080301

\$1,599,000

4 Bedroom, 5.00 Bathroom, 2,184 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

CUSTOM EXECUTIVE WALK OUT BUNGALOW in lovely GATED COMMUNITY of Spring Valley Estates. Superb SERENE location within Springbank Hill offering a natural environmental setting & harmonious streetscape. Minutes to fantastic schools, parks, playgrounds, shopping, West Side Rec Center & golf. Quick access to downtown & the mountains. Full Lawn + Snow Maintenance allows for that appealing LOCK & LEAVE LIFESTYLE without going to a high rise condo! Fabulous, BRIGHT interiors imbued with Views of beautiful aspens & natural light from SOUTH WEST Wall of Windows. High, Vaulted Ceilings & Hardwood Floors grace the sprawling open concept Living & Dining Rooms punctuated by the stone Fireplace. Sunny, Inviting Kitchen boasts high end appliances, island seating, under counter lighting, Breakfast Nook, Work area + deck access for ease of BBQing. Stunning, Large Primary Retreat showcases oodles of Closet space + sumptuous En-Suite with Soaker Tub, roomy STEAM Shower + In Floor Heat. Convenient Powder Room & Laundry complete the main floor. Beautiful designed wide Stairway leads to the Expansive, IN-FLOOR Heated, WALK OUT Lower. Fabulous Rec Area with treed view offers loads more Living/ Entertaining Space + boasts a Wet Bar plus Wine Room. Kids, grandkids, guests or live-in help will delight in any of the 3 LARGE, BRIGHT, EN-SUITED Bedrooms. 1 of which has perfect flooring for



a gym or hobby space! Another would be a great home Office. Additionally, there is plenty of Storage space & Radon Mitigation system. You will LOVE the Oversized, Heated Garage! Sunlit, High Ceilings, Terrific Built In Storage, Sink, Bin Bump-Out & Handicap Access Ramp. Enjoy dining on the west deck with SUNSET views. All 3 decks/patio areas have water/electrical & gas hookups. OUTSTANDING HOME. OUTSTANDING LOCATION. Don't Miss It!

Built in 2011

Essential Information

MLS® #	A2080301
Price	\$1,599,000
Sold Price	\$1,525,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,184
Acres	0.23
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13 Spring Valley Lane Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4V2

Amenities

Amenities	Snow Removal, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Stone Counters, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Range Hood, Refrigerator, Warming Drawer, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2023
Date Sold	October 28th, 2023
Days on Market	35
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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