

\$2,280,000 - 15 Spring Valley Heights Sw, Calgary

MLS® #A2120738

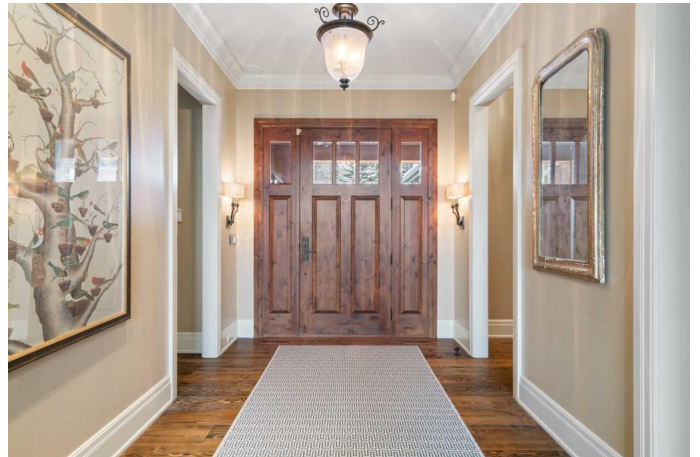
\$2,280,000

4 Bedroom, 5.00 Bathroom, 3,071 sqft

Residential on 0.27 Acres

Springbank Hill, Calgary, Alberta

Embark upon a journey into the realm of refined living as you enter into this exquisite masterpiece. Evoking the charm of a European Chateau, this unparalleled residence boasts 5321 square feet of bespoke craftsmanship, enveloped in the serene embrace of Spring Valley Estates' exclusive enclave. Nestled upon a sprawling 1076 square meter lot (0.27 acres) corner lot in a no through cul-de-sac hamlet of five exclusive homes. Professionally designed & planted gardens by Sundance landscaping incorporate stone pathways, Sandstone retaining walls & manicured shrub beds. The mature coniferous & deciduous trees throughout this gorgeous landscaping are designed to display the perfect mix of colour throughout all 4 seasons. Verdant gardens & enchanting vistas unfold before you, offering a sanctuary of tranquility. This home boasts a bespoke style situated in the sought after Springbank Hill, conveniently located close to Aspen Landing shopping complex, restaurants, services, the LRT, private schools Webber Academy, Rundle College & Ambrose University. Easy access to Stoney Trail & Hwy 1 without noise or traffic disturbances. A testament to architectural splendour, the exterior showcases a harmonious blend of brick & sandstone accents, crowned by majestic peaked rooflines & adorned with elegant dormer detailing, while a covered front entrance beckons with understated grandeur. Within, a symphony of opulence awaits, beginning with a luminous



gourmet chef's kitchen that beckons culinary creativity, while a stately formal dining room sets the stage for unforgettable gatherings. Unwind in the family-sized great room, where a stone facade fireplace exudes warmth amidst rich wood detailing, or retreat to the executive office adorned with maple built-ins, a haven for inspiration. The main level master suite epitomizes luxury, offering respite in its sumptuous quarters and adjoining spa-inspired ensuite, a sanctuary of rejuvenation. Ascend to the development above the triple attached garage, where possibilities abound—a fourth bedroom with ensuite bathroom or a flex space ripe for artistic expression, leisurely pursuits, or cherished family moments. Descending to the lower level walkout with eleven foot high ceilings the same standard of excellence prevails, with two additional spacious bedrooms, a purpose built exercise room and two bathrooms awaiting. Entertain in style at the wet bar and wine cellar, nestled beside the great room with its Canmore-inspired fireplace, seamlessly blending indoor & outdoor living leading out to the Southwest rear yard. Meticulous attention to detail is evident throughout, with unparalleled woodwork detailing, bespoke solid wood cabinetry & soaring ceiling heights accentuated by striking light fixtures. Designed by the esteemed 'McDowell & Associates' and masterfully brought to life by Gallaghers Homes, with interior design by the renowned Suzanne Hayden, this residence stands as a testament to the pinnacle of architectural excellence and refined living

Built in 2008

Essential Information

MLS® #	A2120738
Price	\$2,280,000
Sold Price	\$2,150,000

Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,071
Acres	0.27
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	15 Spring Valley Heights Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M3

Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Oversized, Quad or More Attached, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Irregular Lot, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 19th, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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