



## 44 Spring Valley Lane Calgary Alberta

\$3,488,000

Introducing your new custom built estate - a fusion of sophistication and comfort nestled within the serene enclave of Springbank Hill. This residence, featuring over 6300 sqft of total living quarters, 5 beds, 7 baths and over \$250K worth of design work and home automation, epitomizes grace with its harmonious blend of contemporary design and lavish finishes, setting the stage for an inviting ambiance cherished by families and socialites alike. Tucked away on a secluded, gated street, this sanctuary not only offers a retreat from the city's hustle and bustle but also the convenience of full lawn care and snow removal services. Step into a realm of natural light and awe-inspiring panoramas upon entry. Sunlight streams through the expansive windows, accentuating the majesty of the soaring ceilings and open layout. The kitchen stands as a culinary masterpiece, boasting a remarkable 14-foot island and top-of-the-line Wolf and Subzero appliances. Embrace the convenience of the adjoining butler's pantry, providing ample storage and prep space for culinary adventures. Entertain with flair on the enclosed, screened-in deck, complete with a cozy fireplace and integrated BBQ, ensuring year-round enjoyment. And when the weather beckons, step onto the open deck to bask in the sunlight and relish panoramic views of the magnificent mountains. Ascend to the upper levels via the elevator, where luxury awaits at every turn. The primary suite is a haven unto itself, featuring a private balcony overlooking the mountains and an ensuite adorned with polished nickel hardware and heated tiles. A luxurious wardrobe leads to the adjacent laundry room, offering both convenience and opulence. Additional bedrooms, each boasting its own ensuite, provide comfort and privacy for family and guests alike. But the piece de resistance awaits on the top floor - a retreat for teens or guests, complete wi...

Exercise room 3.81 M x 2.82 M

Recreational, Games room 5.77 M x 4.24 M

Den 5.31 M x 4.19 M

Other 2.62 M x 2.57 M

Media 4.55 M x 4.01 M

Furnace 3.00 M x 2.87 M

2pc Bathroom 1.58 M x 1.52 M

3pc Bathroom 3.00 M x 2.08 M

3pc Bathroom 3.48 M x 1.50 M

Kitchen 7.47 M x 6.40 M

Dining room 5.49 M x 4.24 M

Living room 5.79 M x 5.64 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bamber Realty LTD.

<https://markdeverndencentury21.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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**Other** 3.58 M x 3.10 M

**Storage** 3.73 M x 1.80 M

**Bedroom** 4.47 M x 3.35 M

**Bedroom** 3.79 M x 3.18 M

**Other** 2.72 M x 1.70 M

**Foyer** 3.96 M x 1.63 M

**Laundry room** 3.28 M x 2.31 M