



# Springbank Hill Calgary Alberta

\$3,500,000

Available fully furnished, this contemporary masterpiece in Spring Valley Estates offers more than 6,300 sq.ft of living space with panoramic views of Elbow Valley & the Rocky Mountains. Modern design & superior craftsmanship provide a seamless indoor-outdoor living space. Sleek lines & rich hardwood flooring lead you into the open concept 2-storey great room. A gourmet kitchen boasts Poggenpohl glass-clad cabinetry, Miele appliances, dual islands with Caesarstone countertops, built-in walnut breakfast nook, and formal dining room. The main floor master retreat offers a large walk-in closet and ensuite with heated floor, oversized glass & tile shower and soaker tub. An open riser staircase leads upstairs to a library & office and 2 bedrooms both with walk-in closets, ensuites, and one with a private deck. The walkout lower level has an impressive bar, glass wine room, games & theatre, gym, and guest bed & bath. Five outdoor decks/patios and 2 separate garages accommodating 5 vehicles complete this home. Features include but are not limited to, a driveway snowmelt system, extensive home automation package, and audiophile sound system. High-end finishes and upgrades throughout. Visit the lister's website for more details. Constructed by Amberwood Developments and designed in collaboration with Paul Lavoie Interior Design, Jacqueline Reinsch Design, Duel Architecture, and Kim Gill with Simply Consulting. Perfectly located walking distance to the new Griffith Woods School, Ambrose University, Ernest Manning High School, Rundle College, Westside Recreation Centre and the 69th Street LRT Station. Ample shopping and dining options within a five-minute drive including Aspen Landing, Strathcona Square and Westhills Shopping Centre. (id:6769)



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Bedroom 140' x 190'

Media 20'10" x 20'7"

Games room 17'2" x 21'11"

Recreation room 18'3" x 14'3"

Other 47' x 14'5"

Other 140' x 17'10"

Master bedroom 190' x 170'

Dining room 19'0" x 15'0"

Office 13'8" x 14'0"

Breakfast 10'6" x 7'4"

Laundry room 7'0" x 9'0"

Bedroom 13'8" x 11'8"

Bedroom 17'11" x 19'2"

Loft 18'9" x 20'11"

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Kitchen 14'11" x 13'7"