



31 Spring Valley Heights Calgary Alberta

\$4,500,000

Nestled within the prestigious enclave of Springbank Valley Heights, this exceptional custom-built estate embodies understated luxury and timeless sophistication. Spanning over 7,500 square feet of exquisitely designed living space on a 12,604 sq. ft. lot, every detail of this residence reflects a deep commitment to craftsmanship and elegance. The stately stone exterior and charming front veranda create a distinguished first impression, while the grand foyer—with its sweeping curved staircase and polished hardwood floors—sets the stage for the refined interiors beyond. Designed for both culinary excellence and intimate entertaining, the gourmet kitchen features professional grade Viking and Miele appliances, including a gas range, an additional speed oven that doubles as a microwave, espresso machine, triple dishwashers, and a large double Sub-Zero fridge that complements the kitchen's exceptional functionality. Granite countertops and custom cabinetry elevate the space, while the great room exudes warmth and sophistication, showcasing a custom granite stone fireplace that creates a "Chic Chalet" ambiance reminiscent of an upscale mountain retreat—perfect for gathering and relaxation. This space flows into the adjacent dining room, distinguished by its vaulted ceiling with custom wood inlay and uninterrupted ravine views—an inspiring setting for hosting or intimate evenings, framed by expansive windows that open to a serene west-facing backyard. Outside, an inviting new tile patio with a built-in BBQ and wood-burning fireplace creates a seamless extension of the home—ideal for alfresco dining and evening conversation as the sun sets over the ravine. A private home office with custom millwork provides a peaceful retreat for productivity, while the heated triple-car garage with its own furnace offers direct access to a spacious media lounge complete with wet bar, t...

Bedroom 15.33 Ft x 11.75 Ft

Bedroom 14.92 Ft x 10.00 Ft

Exercise room 22.25 Ft x 10.75 Ft

4pc Bathroom 12.42 Ft x 8.83 Ft

3pc Bathroom 9.83 Ft x 8.17 Ft

Furnace 19.92 Ft x 15.58 Ft

Other 21.25 Ft x 19.33 Ft

Living room 17.00 Ft x 14.67 Ft

Kitchen 21.08 Ft x 17.67 Ft

Pantry 7.25 Ft x 5.42 Ft

Foyer 12.92 Ft x 10.17 Ft

Den 13.92 Ft x 11.92 Ft

Office 13.50 Ft x 7.50 Ft

Laundry room 7.42 Ft x 7.33 Ft

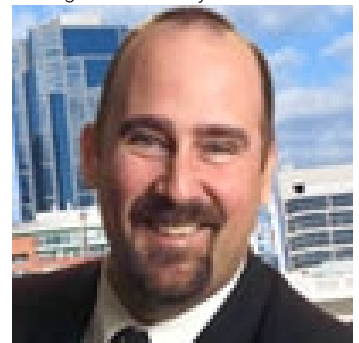
Other 12.75 Ft x 9.83 Ft

Other 7.92 Ft x 7.67 Ft

2pc Bathroom 6.08 Ft x 5.17 Ft

Primary Bedroom 25.92 Ft x 13.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

