



31 Spring Valley Heights Calgary Alberta

\$3,999,000

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

Pantry 7.25 Ft x 5.42 Ft

Foyer 12.92 Ft x 10.17 Ft

Den 13.92 Ft x 11.92 Ft

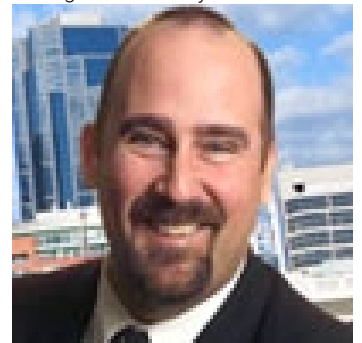
Office 13.50 Ft x 7.50 Ft

Laundry room 7.42 Ft x 7.33 Ft

Other 12.75 Ft x 9.83 Ft

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Listing Presented By:



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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

Dining room 14.92 Ft x 11.42 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