

14 Spring Valley Place, SW



Springbank Hill



Beautifully appointed with formal entertaining in mind, this elegant dining room offers rich walnut floors, a sparkling light fixture, detailed cream millwork including handsome crown moulding, and a thoughtful hutch niche.



Fine, designer finishing details and custom craftsmanship combine to create a home of refined luxury. This great room invites you to curl up and enjoy the flickering fire set in natural rundle stone, or set your gaze to the window wall and the backyard.



The whole family can help with meal preparation in this oversized island-style kitchen with rich cherry cabinetry, sleek granite counters, an attractive lighting package, rundle stone integrated hoodfan and a top-of-the-line appliance package.



Perfect for casual dining, this open breakfast nook enjoys the 2-sided gas fireplace, easy kitchen access and double French door access to the rear deck.



Enjoy escaping into this master retreat after a long day. The sleeping quarters offer plenty of space for all of your bedroom furniture, built-in sound system and large windows while the spa-inspired ensuite boasts an oversized rain-drop shower and Oceania water-therapy tub.





The sprawling bonus room enjoys high ceilings, built-in speakers and plenty of windows allowing natural light to pour in. With a separate entrance (this space can be totally locked off from the rest of the house) this is a great space for a home office.



Three additional bedrooms can be found upstairs, including this one. The second bedroom features built-in furniture and a private ensuite while the third and fourth bedrooms share a Jack n Jill ensuite.



A true "day-light" basement with in-floor heat, this level has been developed as an entertainer's paradise. This spacious rec room enjoys a cozy gas fireplace with slate tile facing and thoughtful built-in storage.

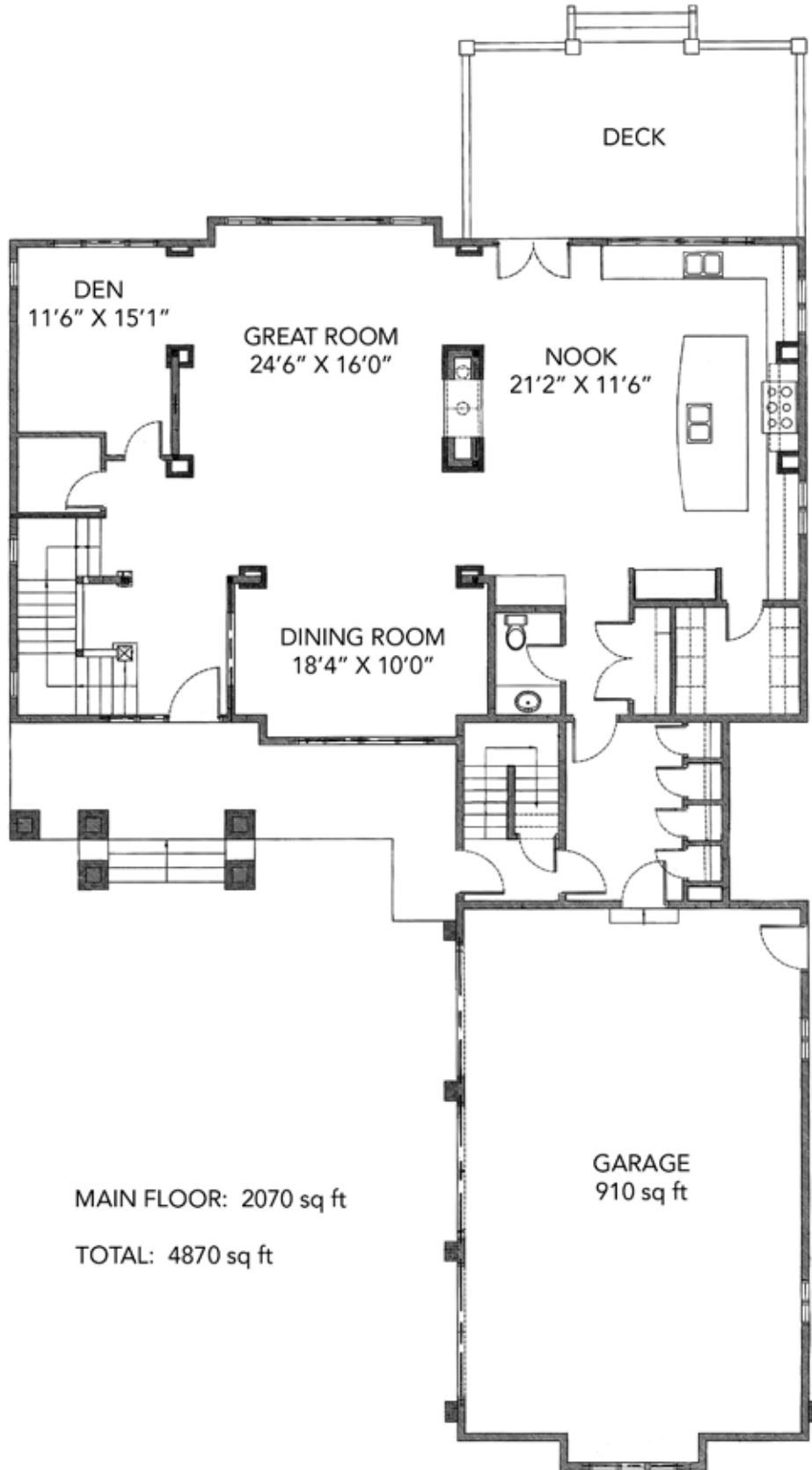


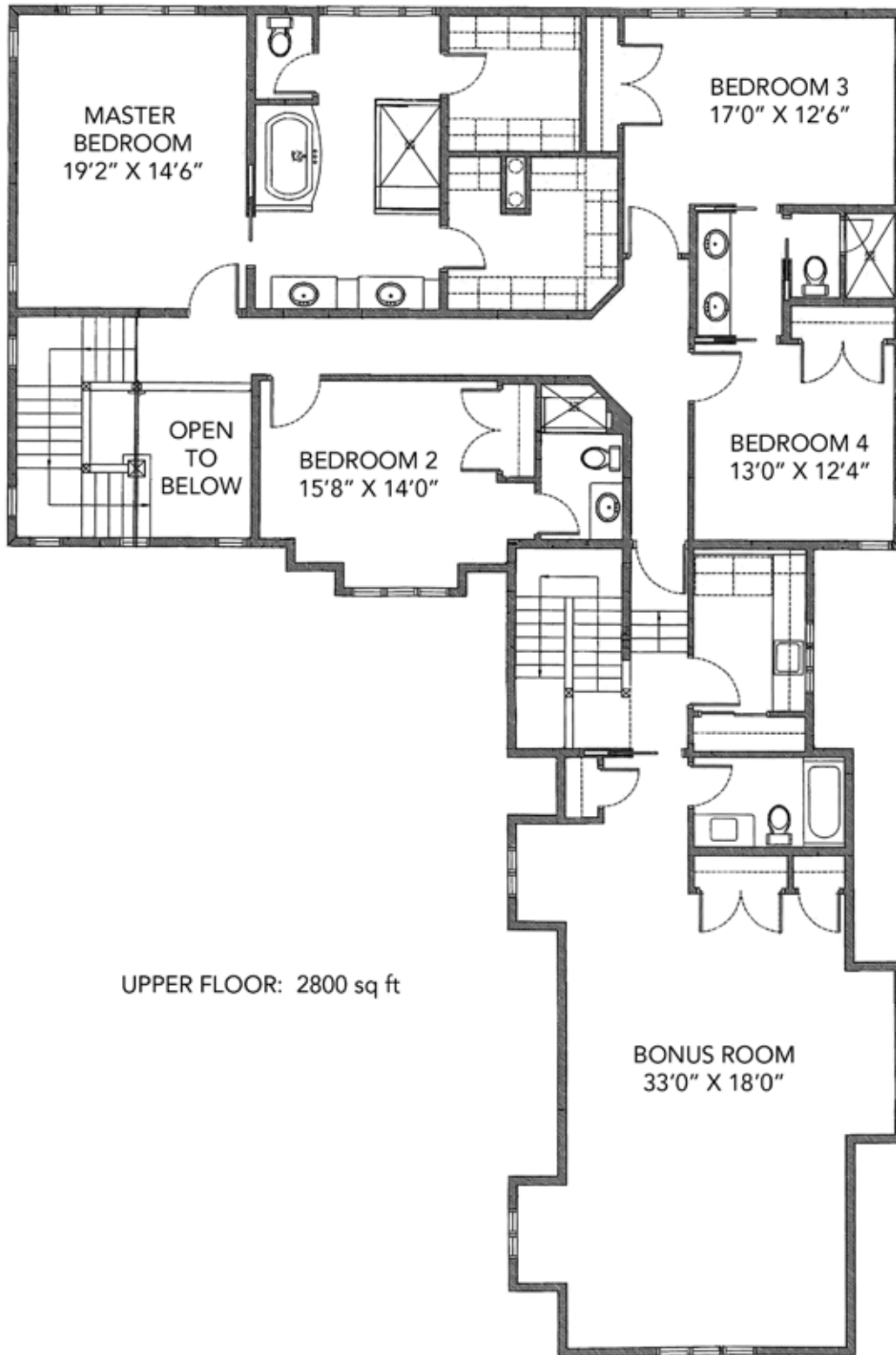
Take in a big blockbuster movie, or simply stay in to watch the week's big sporting match in this impressive media room with 2-tier seating, tray ceiling with ambient lighting, media component storage and surround sound.



Entertaining on the lower level is convenient and easy, with this oversized wet bar. It is fully-equipped with a full-sized fridge, dishwasher, microwave and extensive storage in handsome cabinetry.







UPPER FLOOR: 2800 sq ft

District:	C065 - Springbank Hill		
Legal:	Plan 0610195 Block 4 Lot 3	Rooms:	9/4 + 1
Zoning:	DC	Taxes:	\$8341 (2010)
Occupancy:	Seller	Year Built:	2006

Style:	2 Storey	PRICE:	\$1,695,000
Lot:	75' x 145' (23.01m x 44.32m)	Downpayment:	\$1,695,000
Size:	4870 Sq Ft (452.43 m2)	Front Exposure:	South
(Lower):	2080 Sq Ft (193.23 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	Yes, partially
Heating:	High Efficiency Forced-Air (2), In-Floor	Exterior:	Stucco, stone
Fireplace:	Yes (2) gas-fuelled	Possession Date:	45 days/negotiable

Main Level:		Upper Level:	
Den:	11'6" x 15'1"	Bonus Room:	33'0" x 18'0"
Dining Room:	18'4" x 10'0"	Master Bedroom:	19'2" x 14'6"
Kitchen:	island-style	Bedroom 2:	15'8" x 14'0"
Breakfast Nook:	21'2" x 11'6"	Bedroom 3:	17'0" x 12'6"
Great Room:	24'6" x 16'0"	Bedroom 4:	13'0" x 12'4"
		Family Room:	Basement
		Wet Bar:	Basement
		Media Room:	Basement
		Bedroom 5:	Basement
Bathrooms:	(6) 1 - 2 piece, 1 - 3 piece ensuite, 2 - 4 piece, 1 - 4 piece Jack n Jill ensuite, 1 - 6 piece ensuite		
Basement:	Full: developed with in-floor heat		
Parking:	Triple attached garage with remote door access & in-floor heat		

Included in Price:

Stainless steel kitchen appliances to include: Electrolux gas range, integrated Faber hoodfan, (2) Electrolux ovens, (2) oversized Electrolux French door fridge, Sharp microwave, (2) Kitchenaid dishwasher drawers, JennAir trash compactor & garburator; also included are all window coverings, vacuum system & attachments, (3) garage door openers with (3) remotes, alarm system, LG Tromm front-loading washer & dryer, water softener, Danby beverage fridge in bonus room & master bed, wet bar Frigidaire dishwasher, Kitchenaid microwave, LG fridge with freezer drawer

Remarks:

Fine, designer finishing details and custom craftsmanship combine to create a home of refined luxury with an astounding 6800+ SqFt of living space and a triple attached garage with in-floor heat. Main floor: elegant formal dining room, bright study, dramatic great room with 2-sided gas fireplace set in rundle stone shared with a bright breakfast nook. Gourmet's dream kitchen with rich cherry cabinetry, walnut hardwood, rundle stone integrated hoodfan, granite counters and premium appliance package. Upstairs, discover a romantic master retreat with generous sleeping quarters, his & her walk-in closets and a spa-inspired ensuite with hydro-therapy tub & rain-drop shower. 3 additional, amply scaled bedrooms are also upstairs and enjoy direct ensuite access. Unique bonus room can be totally locked off from the rest of the house, with its own private entrance: the perfect space for a home office. Daylight basement has been masterfully developed with 2-zone in-floor heat and is an entertainer's paradise with bright family room, fully-equipped wet-bar, 2-tiered media room, 5th bedroom and full bath. Live in the lap of luxury in this exquisite residence, welcome home.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

