

# \$1,425,988 - 52 Val Gardena Court Sw, Calgary

MLS® #A2258453

**\$1,425,988**

5 Bedroom, 4.00 Bathroom, 2,704 sqft  
Residential on 0.25 Acres

Springbank Hill, Calgary, Alberta

ABSOLUTELY STUNNING AND RARE WALK-OUT RAVINE VIEW LOCATION, NESTLED IN A QUIET PRIVATE CUL-DE-SAC IN THE SUMMIT OF MONTREUX LUXURY LIVING!!! THIS HOME BOASTS A ONE OF A KIND PROFESSIONALLY LANDSCAPED EXTRA LARGE LOT, GIVING AN ACREAGE TYPE FEEL!!! MASSIVE OPEN CONCEPT MAIN FLOOR WITH LARGE WINDOWS OVER LOOKING THE SUNNY SKYS AND BREATHTAKING NATURAL RAVINE SCENIC VIEWS. LARGE GOURMET KITCHEN, MASSIVE COUNTERSPACE, BUTLER SPANTRY, LARGE PANTRY, MAIN FLOOR OFFICE, STUNNING OPEN RISER STAIRCASE, RARE 4 BEDROOMS UP, LARGE SUNNY VAULTED BONUS ROOM, MASSIVE PRIMARY SUITE WITH LARGE WALK-IN, SPA LIKE EN-SUITE, LARGE WIDE OPEN FULLY DEVELOPED BASEMENT THAT INCLUDES A MASSIVE ENTERTAINING BAR, YET ANOTHER BEDROOM, BATHROOM WITH STEAM SHOWER, WALK-OUT COVERED PATIO AREA, DOUBLE INSULATED BASEMENT WALLS, CEILING INSULATED FOR NOISE REDUCTION, 2 FURNACES, VACU-FLO, PRE WIRED BASEMENT READY FOR A MOTHER-IN-LAW SUITE, INSULATED WIDER GARAGE, OUTDOOR FIRE-PIT ENTERTAINING AREA, LARGE REAR PATIO OVER LOOKING THE MAGNIFICENT



UN-OBSTRUCTED SCENIC VIEWS! THIS IS  
A ONE OF A KIND LOCATION! PRISTINE  
CONDITION SHOWS 10/10!!!

Built in 2008

### Essential Information

MLS® #	A2258453
Price	\$1,425,988
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,704
Acres	0.25
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	52 Val Gardena Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0L4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Outdoor Grill, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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