



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10832 Valley Springs Road NW
Calgary, Alberta

MLS # A2282530



\$615,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity		

Inclusions: flooring in basement & drywall

This beautifully updated two-storey home offers 2,086 sq. ft. of thoughtfully renovated living space, with major upgrades already completed. A honey-do list for the main floor has been provided, including engineered hardwood flooring and pot lights. The entire second floor has been fully renovated, delivering a fresh, modern feel throughout. Comfort and efficiency were a priority, featuring a high-efficiency furnace (4 years old), a new 25-year roof installed 4 years ago, and Poly-B plumbing replaced for added peace of mind. Interior walls are fully insulated for soundproofing, while exterior walls have been re-insulated with new vapour barriers, improving both noise reduction and weather protection. The home also offers a stylish primary ensuite with an open-concept shower. The garage is insulated and includes a vapour barrier, making it functional year-round. The basement is prepped for future development, with studs and insulation already in place, providing excellent expansion potential.