



**10827 Valley Springs Road NW
Calgary, Alberta**

MLS # A2139582



\$799,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Wet Bar		

Inclusions: N/A

OPEN HOUSE SUNDAY JUNE 23 2 TO 4PM, WOW ! Immaculate 2 storey -over 3,400 sq. of developed space, Are you looking for a spacious home in a quiet community , surrounded by natural beauty and pathway, Impressive 20 ft. entry, Gleaming hardwood floors, living room + dining room, connected to family room, gas fireplace w/stone surround and white built in shelving/cabinets in family room and lower level, Open to stunning white kitchen with New white appliances , Large flat island room for 4 bar stools, Sunny eating breakfast nook, walk through pantry for all your Costco goods continue through to Laundry room with sink. Stunning window space allows for loads of natural light. Access to sunroom and private S.W. yard, fenced with 2 storage sheds and beautiful mature trees. Curved staircase to upper level , Massive Primary room with glass block curved wall, ensuite with huge tiled walk in shower, dual sinks ,separate water closet with a door and a large walk in closet. Deck off primary bedroom for that evening glass of wine or tea. The other 2 bedrooms are also oversized with 4pc bath, one has enough room for a play room or desk. Lower level is a super surprise- soundproofed/wired home theatre room, built in speakers for basement rec room, large family room with 2nd fireplace and a wet bar with fridge. Cozy TV area and a large playroom or party room. Air conditioning, Nest smart thermostats (dual zone). Double oversized heated attached garage(21.4 x 23.5). Stucco exterior and Treated Pine roof which has been maintained and serviced. Short walk to the Pathways leading to the Bow River, Local riverside trails with Path to Bowness park, Farmers market west/Greenwich and Winsport, this is also home to Valley Ridge Golf and Country Club. Beautiful greens wind through parts of the community. Upcoming Bingham Crossing with Costco nearby. Seller

confirms Great Neighbours! Quick access to the Mountains , Downtown and Stoney Trail.