



**11062 Valley Springs Road NW
Calgary, Alberta**

MLS # A2151132



\$825,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Storage		

Inclusions: bbq, "catio" trampoline, stand up freezers, cedar flower bed on front driveway

Open house this Saturday 2-4PM! This gorgeous home is situated on a quiet street close to Calgary's bike path systems and the amazing Valley Ridge golf course. The main floor is beautiful with lots of natural light, large windows and a professionally built sunroom alongside. Updates include New water tank 2019, New toilets throughout, Master and upstairs bathrooms renovated 2023, New pot lights, New dishwasher, New fireplace, and even a "Catio" for all you cat lovers! Main floor features open kitchen and much cupboard space, there is a large island, a corner pantry and large breakfast nook that gets plenty of sunshine. The main floor overlooks the beautifully landscaped backyard. The living room has soaring high ceilings and a gas fireplace that opens to the grand entrance and dining room. Upstairs you'll find a large master bedroom that has a five piece en suite. Two other bedrooms upstairs and a large bonus room with cathedral windows, a corner fireplace and French doors. The basement is fully developed with two more bedrooms and a small bathroom. Call your favourite realtor for a showing today!