



**11067 Valley Springs Road NW  
Calgary, Alberta**

**MLS # A2151155**



**\$989,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, French Door, High Ceilings, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** n/a

\*OPEN HOUSE this Saturday and Sunday 2-4pm\* Opportunity knocks! Located in the highly desirable, family oriented community of Valley Ridge this 4 bedroom, 3 bath family friendly home is situated on a quiet street and private lot that backs onto walking paths to the Bow River and green space! This home features a grand entrance with a beautifully crafted wooden staircase, a large and inviting family room with gas fireplace. Cozy up to the eating nook at the newly updated kitchen or entertain guests in the elegant dining room. Upstairs you will find the large primary bedroom plus 3 piece ensuite bath and three additional generous bedrooms plus a 4 piece main bath. The basement features storage space, laundry, huge recreational / games space, flex space plus a 3 piece bath. This home is really well built and aside from the new kitchen quartz countertop, is in original condition. Basement is roughed in for in-slab heat. Contact your favourite real estate agent today for you own private viewing.