

\$829,900 - 10791 Valley Springs Road Nw, Calgary

MLS® #A2110320

\$829,900

5 Bedroom, 4.00 Bathroom, 2,240 sqft

Residential on 0.16 Acres

Valley Ridge, Calgary, Alberta

Welcome to this well maintained home on a quiet cul de sac featuring 3281 sq ft of total developed living space, including a walk-out basement with a mature treed large 7169 sq ft pie lot located on a great street where homes rarely come up for sale in the heart of Valley Ridge near the bus route, Bow River Pathway, green space and Valley Ridge Golf Club. The main level greets you with hardwood flooring and a grand foyer high ceiling entrance that highlights the superior architecture of this home. The well laid out family/dining room is ideal for large family gatherings, that connects seamlessly to the kitchen and an open concept layout to the large living room with a gas fireplace feature wall. Adjacent you'll find a large enclosed executive office, half bathroom and laundry room. Step into the SUNNY SOUTH facing backyard and enjoy the well manicured outdoor space with mature trees, a large deck and an oversized yard that is tough to find - if you are an outdoor person or have a large family then you will love this yard! The impressive staircase to the upper level leads you into a huge primary bedroom that includes a walk-in closet and an area that can easily fit all of your large furniture. The primary bedroom 5 piece ensuite bathroom features a deep soaker tub, shower and a large dual sink vanity. The spacious 2nd and 3rd bedrooms upstairs are conveniently located across from a 4 piece full bathroom. The fully developed walk-out basement features two more bedrooms to make 5 bedrooms total, another



full bathroom, and an entertainment space with a wet bar. It's refreshing to see a property with a large pie lot and such a great location that has been so well loved - this one must be viewed to fully appreciate how great it is!

Built in 1998

Essential Information

MLS® #	A2110320
Price	\$829,900
Sold Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,240
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10791 Valley Springs Road Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Storage, Wet Bar
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Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, See Remarks
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 21st, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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