

\$1,199,000 - 28 Val Gardena Court Sw, Calgary

MLS® #A2137886

\$1,199,000

5 Bedroom, 4.00 Bathroom, 2,471 sqft

Residential on 0.24 Acres

Springbank Hill, Calgary, Alberta

This charming family home, located in a highly desirable community, offers luxury, convenience, and natural beauty. Situated on quiet, child friendly, LOW-DENSITY streets - perfect for families. Featuring a TOTAL LIVING AREA of 3373 SQFT, the property is situated on nearly 1/4 ACRES backing onto a wooded ravine, ideal for gardening. The fully finished WALK-OUT basement boasts 9-foot ceilings, a bar area, two bedrooms, and a full bath, providing an additional 902 SQFT of living space.

On the main floor, you'll find a bright den and a cozy great room with a gas fireplace, premium kitchen with gas stove and stainless-steel appliances. The OVERSIZED DOUBLE GARAGE is complemented by a walkthrough pantry layout, with a main floor laundry. Make yourself a cup of coffee in the morning and enjoy the STUNNING VIEWS INTO THE WOOD RAVINE FROM THE SUNLIT DINING AREA.

Upstairs, the home features a large bonus room, a primary bedroom with double sinks and granite countertops, and two additional bedrooms with a full bath. In total, there are 5 bedrooms and 3 ½ bathrooms. Numerous LARGE WINDOWS throughout the home provides abundant natural light and view to the rear yard and green space.

There is a GREENSPACE just outside the cul-de-sac perfect for children's sports activities! This home offers easy access to 85 Street, 17 Avenue, Stoney Trail Ring Road,



the Rockies, downtown, and the LRT. The expansive backyard is perfect for gardens and outdoor activities. The property is also close to shops, services, EXCELLENT SCHOOLS, green spaces, walk paths, and the Westside Recreation Centre. This stunning home won't last long on the market! Additional features include FRESHLY PAINTED WALLS (2024) and professionally cleaned carpets. VACANT AND EASY TO SHOW!!

Built in 2007

Essential Information

MLS® #	A2137886
Price	\$1,199,000
Sold Price	\$1,168,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,471
Acres	0.24
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Val Gardena Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3Y6

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Oversized
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Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 30th, 2024
Days on Market	24
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Kirin Realty & Management Inc.
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