

\$799,000 - 10827 Valley Springs Road Nw, Calgary

MLS® #A2139582

\$799,000

3 Bedroom, 4.00 Bathroom, 2,290 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

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.

Built in 1998

Essential Information

MLS® #	A2139582
Price	\$799,000
Sold Price	\$786,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,290
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10827 Valley Springs Road Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5R2

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Oversized

Interior

Interior Features	No Smoking Home, See Remarks, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 11th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	35.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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