



THE
A-TEAM

**RE/MAX
FIRST**

10782 VALLEY SPRINGS Road, Calgary T3B 5R2

MLS®#: **A2139358**

Area: **Valley Ridge**

Listing Date: **06/07/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **2,180**
Low Sqft:
Ttl Sqft: **2,180**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Irregular Lot,Landscaped,Treed**
Park Feat: **Double Garage Attached,Insulated**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 11`9"
Kitchen	Main	15`10" x 9`4"
Breakfast Nook	Main	12`0" x 11`10"
Bedroom	Upper	12`0" x 9`4"
Loft	Upper	11`8" x 9`0"
Bedroom	Basement	12`5" x 11`5"
5pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`9" x 8`11"
Family Room	Main	15`10" x 9`4"
Bedroom - Primary	Upper	15`7" x 12`5"
Bedroom	Upper	10`6" x 9`3"
Game Room	Basement	27`1" x 11`2"
4pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9710547

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautiful 2-storey, 3+1 Bedroom home with 2,920 sqft developed living space nestled in the community of Valley Ridge. Home Features: Gleaming Hardwood throughout Main level | Granite countertops in Kitchen and All bathrooms in Main and Upper level | Air Conditioner | 2 storey High ceiling in Foyer and Living Room As you step inside, you will be captivated by the Sunny South facing Large Living room with the 17 feet high ceiling and large windows for lots of natural light connects to a spacious formal Dining room. The gourmet Kitchen offers lots of cabinet & granite counter space, centre island, raised eating bar, Stainless Steel appliances. Beside is your spacious nook with access to your beautiful landscaped backyard with deck and patio. The Family Room with a gas fireplace that opens to the Eating Nook area. Main floor Laundry and a powder room complete this level. In the upper level features a Loft overlooking the living room, a large Master retreat with a 5-piece ensuite bath with soaker tub & walk-in-closet. 2 additional good sized bedrooms and a large 5pc bathroom with double vanity. The fully finished basement boasts a Recreation room with a gas fireplace, 4th bedroom, a full bath and tons of storage spaces. Don't miss the opportunity to call this quiet family & pet friendly neighbourhood your new home, with walking trails, parks & great access to all parts of the city and to Banff. Nearby the Canada Olympic Park, and easy access onto Stoney Trail and Highway #1.**

Inclusions:
Property Listed By: **All Blinds
Jessica Chan Real Estate & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













