

## 10827 VALLEY SPRINGS Road, Calgary T3B 5R2

List Price: \$799,000 MLS®#: A2139582 Area: Valley Ridge Listing 06/14/24

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: **Detached** City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat:

1998

5,155 sqft

Low Sqft:

2,290

Finished Floor Area

Ttl Sqft: 2,290

Abv Saft:

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

23

4 2 Garage Sz:

3 (3)

3.5 (3 1)

2 Storey

Double Garage Attached, Front Drive, Heated Garage, Oversized

## Utilities and Features

Landscaped, Rectangular Lot

Roof: Wood

Heating: **Forced Air** 

Sewer:

Ext Feat: None Construction:

Stucco, Wood Frame Flooring:

Carpet, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: No Smoking Home, See Remarks, Wet Bar

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Entrance** Main 7`6" x 6`3" Kitchen Main 15`5" x 12`7" Nook Main 9`11" x 8`6" **Dining Room** Main 19`6" x 9`11" **Living Room** Main 10`6" x 9`11" **Family Room** Main 15`6" x 15`5" Laundry Main 9`1" x 7`8" **Bedroom - Primary** Second 17`6" x 12`10" **Bedroom** Second 15`1" x 10`6" **Bedroom** Second 10`6" x 10`1" Media Room Lower 15`1" x 9`7" **Family Room** Lower 13`1" x 12`0" **Game Room** Lower 16`6" x 13`3" Other Lower 6`6" x 6`3"

Storage Lower 8'9" x 5'3" 2pc Bathroom Main 4`11" x 4`11" 4pc Bathroom 8'6" x 4'11" 12`1" x 12`1" Second 5pc Ensuite bath Second 3pc Bathroom Lower 6'0" x 4'0" Other Main 12`6" x 11`6" Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **9410783** 

Remarks

Pub Rmks:

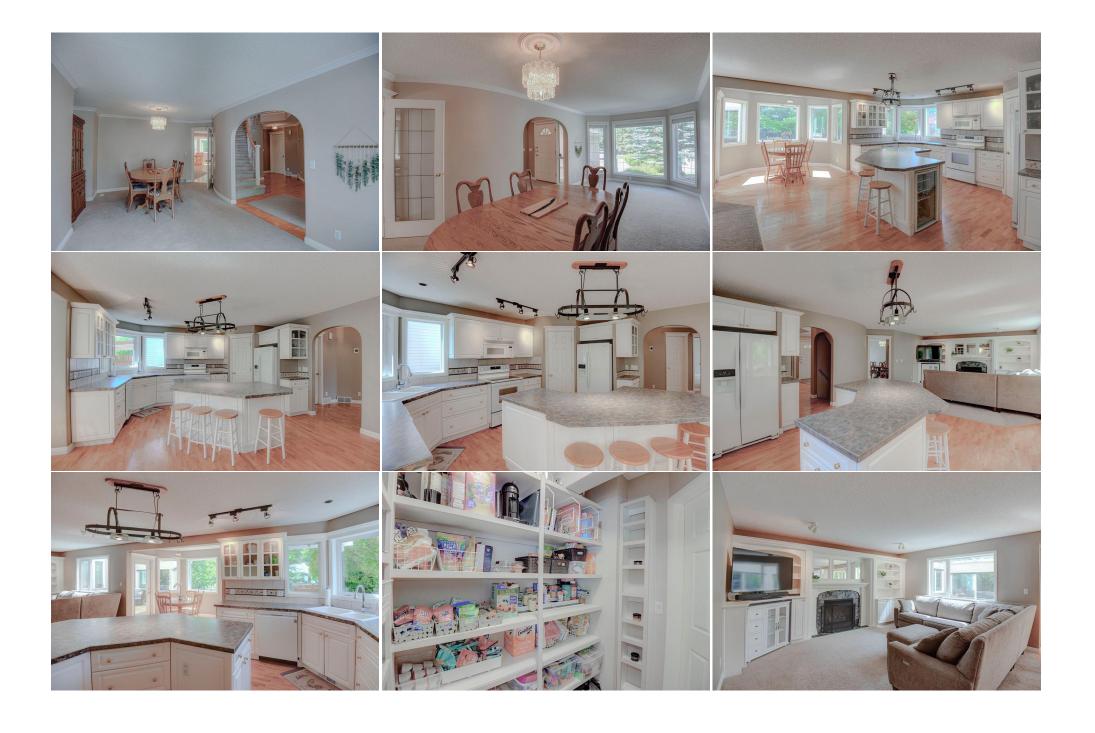
OPEN HOUSE SUNDAY JUNE 23 2 TO 4PM, WOW! Immaculate 2 storey -over 3,400 sq. of developed space, Are you looking for a spacious home in a quiet community, surrounded by natural beauty and pathway, Impressive 20 ft. entry, Gleaming hardwood floors, living room + dining room, connected to family room, 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.

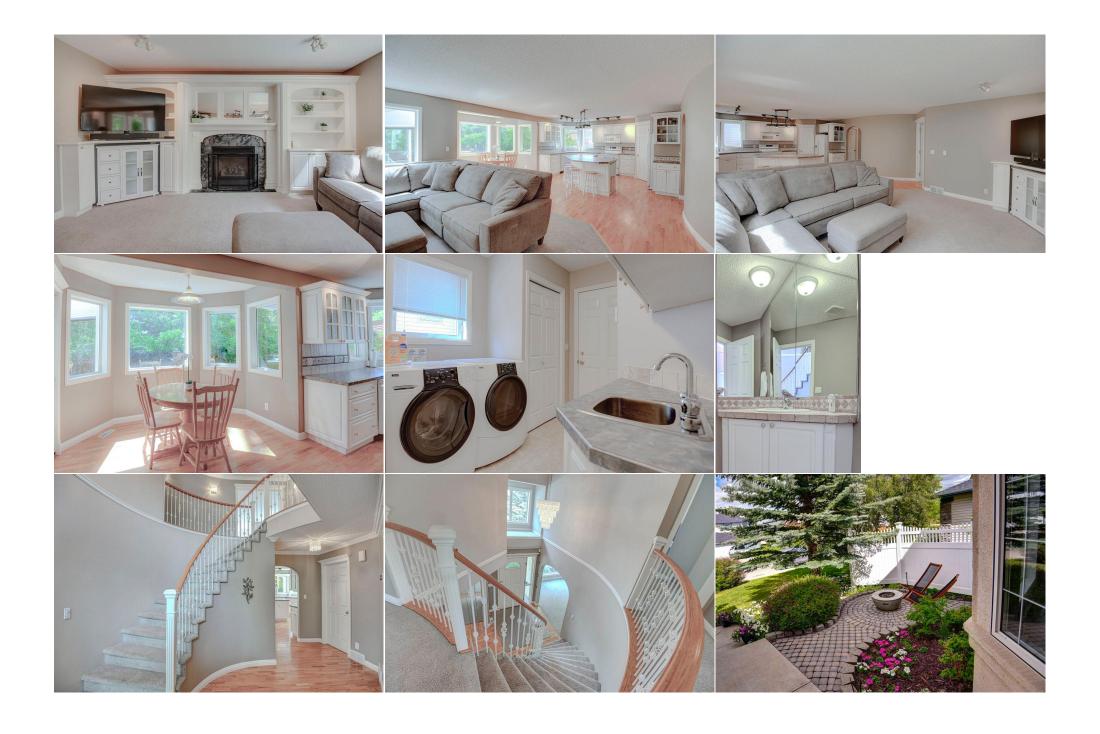
Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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









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