



THE
A-TEAM

**RE/MAX
FIRST**

10827 VALLEY SPRINGS Road, Calgary T3B 5R2

MLS®#: **A2139582**

Area: **Valley Ridge**

Listing Date: **06/14/24**

List Price: **\$799,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,155 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Front Drive,Heated Garage,Oversized**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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
Entrance	Main	7`6" x 6`3"
Nook	Main	9`11" x 8`6"
Living Room	Main	10`6" x 9`11"
Laundry	Main	9`1" x 7`8"
Bedroom	Second	15`1" x 10`6"
Media Room	Lower	15`1" x 9`7"
Game Room	Lower	16`6" x 13`3"

Room	Level	Dimensions
Kitchen	Main	15`5" x 12`7"
Dining Room	Main	19`6" x 9`11"
Family Room	Main	15`6" x 15`5"
Bedroom - Primary	Second	17`6" x 12`10"
Bedroom	Second	10`6" x 10`1"
Family Room	Lower	13`1" x 12`0"
Other	Lower	6`6" x 6`3"

Storage
4pc Bathroom
3pc Bathroom

Lower
Second
Lower

8`9" x 5`3"
8`6" x 4`11"
6`0" x 4`0"

2pc Bathroom
5pc Ensuite bath
Other

Main
Second
Main

4`11" x 4`11"
12`1" x 12`1"
12`6" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9410783

Zoning:
R-C1

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:
Property Listed By:

N/A
Royal LePage Benchmark

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













