



THE
A-TEAM

**RE/MAX
FIRST**

11067 VALLEY SPRINGS Road, Calgary T3B 5S6

MLS®#: **A2151155**

Area: **Valley Ridge**

Listing Date: **07/19/24**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **-\$41k, 01-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,316**

Low Sqft:

Ttl Sqft: **2,316**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

59

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Dog Run, Private Yard**

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings**
Int Feat: **Central Vacuum, Crown Molding, French Door, High Ceilings, No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Basement	16`2" x 11`6"	Family Room	Main	17`1" x 16`1"
Kitchen	Main	15`3" x 11`8"	Dining Room	Main	13`4" x 9`10"
Foyer	Main	16`1" x 12`8"	2pc Bathroom	Main	5`6" x 5`0"
Mud Room	Main	9`4" x 4`0"	Bedroom - Primary	Second	17`9" x 13`4"
3pc Ensuite bath	Second	9`1" x 7`3"	Bedroom	Second	12`3" x 11`0"

Bedroom
4pc Bathroom
Flex Space
Laundry

Second
Second
Basement
Basement

11`6" x 9`6"
8`0" x 5`0"
15`8" x 11`0"
12`0" x 10`0"

Bedroom
Game Room
Storage
3pc Bathroom
Legal/Tax/Financial

Second
Basement
Basement
Basement

11`10" x 11`0"
29`10" x 12`7"
13`0" x 7`8"
8`0" x 5`0"

Title:
Fee Simple
Legal Desc:

9611577

Zoning:
R-C1

Remarks

Pub Rmks: **Opportunity knocks! Located in the highly desirable, family oriented community of Valley Ridge this 4 bedroom, 3 bath family friendly home is situated on a quiet street and private lot that backs onto walking paths to the Bow River and green space! This home features a grand entrance with a beautifully crafted wooden staircase, a large and inviting family room with gas fireplace. Cozy up to the eating nook at the newly updated kitchen or entertain guests in the elegant dining room. Upstairs you will find the large primary bedroom plus 3 piece ensuite bath and three additional generous bedrooms plus a 4 piece main bath. The basement features storage space, laundry, huge recreational / games space, flex space plus a 3 piece bath. This home is really well built and aside from the new kitchen quartz countertop, is in original condition. Basement is roughed in for in-slab heat. Contact your favourite real estate agent today for you own private viewing.**

Inclusions:
Property Listed By:

n/a
CIR Realty

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