



THE
A-TEAM

**RE/MAX
FIRST**

323 VALLEY SPRINGS Terrace, Calgary T3B5P7

MLS®#: **A2197765**

Area: **Valley Ridge**

Listing Date: **02/28/25**

List Price: **\$1,079,669**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **2,383**

Low Sqft:

Ttl Sqft: **2,383**

Lot Information

Lot Sz Ar: **5,554 sqft**

Lot Shape:

DOM

10

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garburator,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 10`3"	Dining Room	Main	12`7" x 12`11"
2pc Bathroom	Main	5`0" x 5`0"	Laundry	Main	0`0" x 0`0"
Office	Main	10`7" x 10`2"	Family Room	Main	13`3" x 16`11"
Kitchen With Eating Area	Main	12`10" x 13`9"	Breakfast Nook	Main	10`11" x 9`11"
Bedroom	Upper	11`1" x 16`0"	4pc Bathroom	Upper	5`0" x 10`1"

Bedroom
5pc Ensuite bath
Storage
Flex Space
Flex Space

Upper
Upper
Basement
Basement
Basement

11`6" x 10`2"
12`0" x 9`0"
0`0" x 0`0"
12`11" x 31`11"
11`11" x 12`1"

Bedroom - Primary
Walk-In Closet
Furnace/Utility Room
3pc Bathroom

Upper
Upper
Basement
Basement

19`2" x 18`0"
0`0" x 0`0"
0`0" x 0`0"
12`9" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412029

Zoning:
R-CG

Remarks

Pub Rmks: **STUNNING 3-Bedroom, 4-Bathroom Home BACKING onto an ENVIRONMENTAL RESERVE! This extensively updated home offers the perfect blend of luxury, comfort, and nature. Backing onto an environmental reserve with direct access to a scenic PATHWAY system through the back gate, this property provides both privacy and breathtaking views. Step inside to discover a sunken family room with soaring 17-foot ceilings, creating a grand yet inviting atmosphere. The home features custom hardwood CURVED staircases, adding elegance and craftsmanship to the design. The spacious kitchen and living areas are perfect for entertaining, while a wood-fired oven and firepit in the backyard make for cozy summer gatherings. With three generous bedrooms, four bathrooms, and high-end finishes throughout, this home is a must-see. Experience the perfect balance of modern upgrades and natural beauty. Click brochure link for more details****

Inclusions:
Property Listed By: **Honestdoor Inc.**

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













