

10916 Valley Springs Road NW
Calgary, Alberta

MLS # A2274278



\$675,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,049 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

****READY FOR QUICK POSSESSION**** This two-story home sits in an excellent, quiet location just steps off the Bow Valley Parkway, offering very pleasing curb appeal that leads into a welcoming two-story entrance. The living room also impresses with its two-story height, abundant windows + natural light, while the neutral décor + paint palette create a fresh, inviting feel throughout. Hardwood flooring + carpeting cover the main floor, which features a spacious kitchen with generous storage + counter space, a roomy breakfast nook overlooking the backyard + a cozy family room with fireplace. A mudroom + laundry area sit conveniently off the attached double garage. Upstairs offers a loft/sitting room plus two bedrooms, including a generous primary suite with ceiling fan, roomy en-suite bath + walk-in closet. The lower level is partly finished with a rec room + bathroom, providing ample opportunity to tailor the remainder of the space. The pretty, flat backyard with mature trees completes this appealing property.