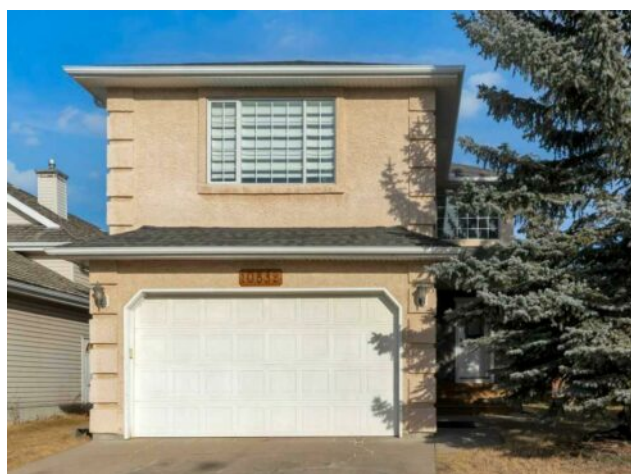


10832 Valley Springs Road NW  
Calgary, Alberta

MLS # A2282530



**\$615,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity		

**Inclusions:** flooring in basement & drywall

This beautifully updated two-storey home offers 2,086 sq. ft. of thoughtfully renovated living space, with major upgrades already completed. A honey-do list for the main floor has been provided, including engineered hardwood flooring and pot lights. The entire second floor has been fully renovated, delivering a fresh, modern feel throughout. Comfort and efficiency were a priority, featuring a high-efficiency furnace (4 years old), a new 25-year roof installed 4 years ago, and Poly-B plumbing replaced for added peace of mind. Interior walls are fully insulated for soundproofing, while exterior walls have been re-insulated with new vapour barriers, improving both noise reduction and weather protection. The home also offers a stylish primary ensuite with an open-concept shower. The garage is insulated and includes a vapour barrier, making it functional year-round. The basement is prepped for future development, with studs and insulation already in place, providing excellent expansion potential.