



# 11067 Valley Springs Road Calgary Alberta

\$949,000

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. (id:6769)

- Primary Bedroom 17.75 Ft x 13.33 Ft
- 3pc Bathroom 9.08 Ft x 7.25 Ft
- Bedroom 12.25 Ft x 11.00 Ft
- Bedroom 11.50 Ft x 9.50 Ft
- Bedroom 11.83 Ft x 11.00 Ft
- 4pc Bathroom 8.00 Ft x 5.00 Ft
- Living room 16.17 Ft x 11.50 Ft
- Recreational, Games room 29.83 Ft x 12.58 Ft
- Other 15.67 Ft x 11.00 Ft

- Storage 13.00 Ft x 7.67 Ft
- Laundry room 12.00 Ft x 10.00 Ft
- 3pc Bathroom 8.00 Ft x 5.00 Ft
- Family room 17.08 Ft x 16.08 Ft
- Kitchen 15.25 Ft x 11.67 Ft
- Dining room 13.33 Ft x 9.83 Ft
- Foyer 16.08 Ft x 12.67 Ft
- 2pc Bathroom 5.50 Ft x 5.00 Ft
- Other 9.33 Ft x 4.00 Ft

Listing Presented By:



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CIR Realty

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