



## 327 Valley Springs Terrace Calgary Alberta

\$1,200,000

Welcome to this stunning family home tucked away on a quiet cul-de-sac, perfectly positioned backing directly onto the reserve and pathway system that winds along the Bow River. Enjoy your evening or morning walks right out your backyard go west for beautiful mountain and golf course views or head east to the new stairway leading directly down to the Bow River and Bowness park. Stunning from the moment you arrive, the curb appeal and the rare triple attached garage, complete with tandem bay and workshop space, set the tone for everything this home has to offer. Step inside the grand foyer where soaring 18-foot vaulted ceilings and a striking chandelier create a dramatic first impression. A sweeping spiral staircase and gleaming oak hardwood floors lead you into the heart of the home. The spacious chef's kitchen is designed for both everyday living and entertaining, featuring quartz countertops, stainless steel appliances including double ovens and a grill range, an island with abundant workspace, and a walk-in pantry. The adjoining dining nook flows effortlessly to the large balcony with a built-in BBQ—an ideal space to enjoy warm evenings overlooking the private yard and green space. The inviting living room offers built-in oak cabinetry and a stone gas fireplace, creating a perfect setting for family gatherings, while the formal dining room with its custom inset ceiling is designed to impress your guests. Upstairs, the primary suite is a true retreat with its private balcony, a generous walk-in closet, and a spa-inspired ensuite complete with dual vanities, a skylight, a double shower, and a jetted tub. Three additional well-sized bedrooms and a four-piece bathroom with another jetted tub provide plenty of space for family and guests. The fully finished walkout basement is just as impressive, offering in-floor heating, a large recreation room with wet bar, a fitness...

Family room 22.83 Ft x 16.00 Ft

Bedroom 18.92 Ft x 14.58 Ft

Other 10.00 Ft x 8.33 Ft

Other 7.00 Ft x 7.00 Ft

Storage 10.67 Ft x 5.83 Ft

Laundry room 10.17 Ft x 5.67 Ft

Dining room 16.00 Ft x 13.17 Ft

Breakfast 10.92 Ft x 9.83 Ft

Foyer 9.92 Ft x 6.42 Ft

Other 10.08 Ft x 9.50 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 19.17 Ft x 15.00 Ft

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Listing Presented By:



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3pc Bathroom 8.92 Ft x 6.58 Ft  
Furnace 15.00 Ft x 6.50 Ft  
Living room 19.00 Ft x 15.00 Ft  
Kitchen 16.42 Ft x 14.00 Ft

Other 9.00 Ft x 8.58 Ft  
Other 7.25 Ft x 5.75 Ft  
5pc Bathroom 19.67 Ft x 10.92 Ft