

**11066 Valley Springs Road NW**  
**Calgary, Alberta**

**MLS # A2216375**



**\$859,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this charming fully renovated, move-in ready home located in the highly sought after community of Valley Ridge. Offering over 2,000 sq ft of beautifully finished living space, this 4-bedroom, 3.5-bathroom home blends timeless style with everyday functionality and is ideally located just steps from the scenic Bow River pathway system and the prestigious Valley Ridge Golf Course. The main floor has brand-new LifeProof luxury vinyl flooring throughout, a formal dining room, a spacious living room, and a gourmet kitchen featuring a walk in pantry, sleek cabinetry, premium finishes, and modern design. Upstairs, you'll find a cozy bonus room perfect for family movie nights, and three spacious bedrooms. The luxurious primary suite is a true retreat, featuring a spa-inspired ensuite with a standalone soaker tub, an oversized rainfall shower and a walk-in closet. The fully finished basement offers versatile space ideal for a home gym, recreation area, or office. Every detail has been thoughtfully updated, including Sherwin-Williams paint throughout, new baseboards, doors, and upgraded hardware, new window coverings, new light fixtures throughout. The community of Valley Ridge offers incredible access to Winsport Canada Olympic Park (perfect for skiing, biking, and sports year-round), the vibrant new Calgary Farmers' Market West, and quick, easy access to the majestic Rocky Mountains for weekend getaways and adventures. This home offers stunning curb appeal, fresh, modern interiors, and a location that's second to none for active families and outdoor enthusiasts. Whether it's morning river walks, afternoon tee times, mountain hikes, or farmers' market strolls this home truly offers everything for the growing family. Don't miss your chance to own this beautiful property in one of Calgary's most

desirable communities!