

259 Valley Springs Terrace NW
Calgary, Alberta

MLS # A2216517

\$839,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Lower level microwave and beverage fridge, Book shelves in upper level den area and bedroom, Freezer in garage, Dart board in lower level.

Welcome to this impeccably maintained home tucked away on a quiet cul-de-sac in the highly sought after northwest community of Valley Ridge. With easy access to the scenic Bow River Pathway system and surrounded by natural beauty, this home offers a rare combination of tranquility, thoughtful design, and accessibility. As you enter, a soaring vaulted ceiling greets you with a sense of openness and light, leading to an airy upper loft or den; perfect for a reading nook or home office. Rich hardwood floors flow throughout the main level, guiding you into a formal dining space ideal for intimate dinners or larger gatherings. At the heart of the home is a gourmet kitchen, featuring elegant granite countertops, a central island, stainless steel appliances, a wood crafted hood fan, and a spacious pantry. Ample cabinetry and counter space make this kitchen as functional as it is stylish. The open concept layout seamlessly connects the kitchen, dining, and living areas; where a cozy gas fireplace and large rear facing windows bring warmth and natural light into the space. Step through the patio doors to your southwest facing deck with glass aluminum railings, overlooking a lush, meticulously landscaped yard with mature trees, privacy screens, two outdoor living areas, and a retractable awning; perfect for entertaining or enjoying quiet moments outdoors. Upstairs, you'll find the loft/den, a four piece bathroom and four generously sized bedrooms, including the primary suite with a walk-in closet and 4 piece ensuite featuring a jetted soaker tub and separate shower. The upper level offers the ideal layout for families, ensuring everyone has space to relax. The fully developed walkout basement continues to impress with 9 foot ceilings, a wet bar with cabinetry, storage, a spacious recreational area, and a 2 piece bath (with potential to expand to a full bathroom). Whether hosting guests

or enjoying movie nights, this lower level delivers both comfort and versatility. Car enthusiasts or hobbyists will appreciate the expansive 27"x 24" double garage! For added peace of mind, the original Poly B plumbing has all been replaced. Located just minutes from a semi-private golf course, Canada Olympic Park, and only 20 minutes to downtown Calgary, this home also provides quick access to the Rocky Mountains and Banff National Park via major roadways. An exceptional opportunity to live surrounded by nature while enjoying modern comforts; this home must truly be experienced from within!