

# \$839,900 - 259 Valley Springs Terrace Nw, Calgary

MLS® #A2216517

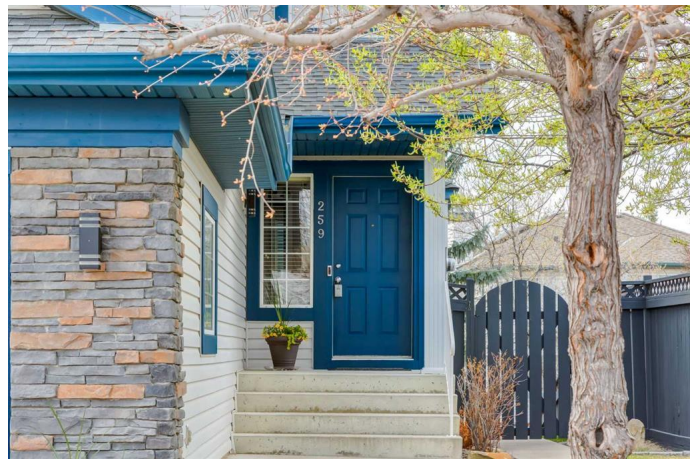
**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

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!

Built in 1996

### **Essential Information**

MLS® #	A2216517
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,103
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	259 Valley Springs Terrace Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5P8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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