

# \$1,200,000 - 327 Valley Springs Terrace Nw, Calgary

MLS® #A2249838

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

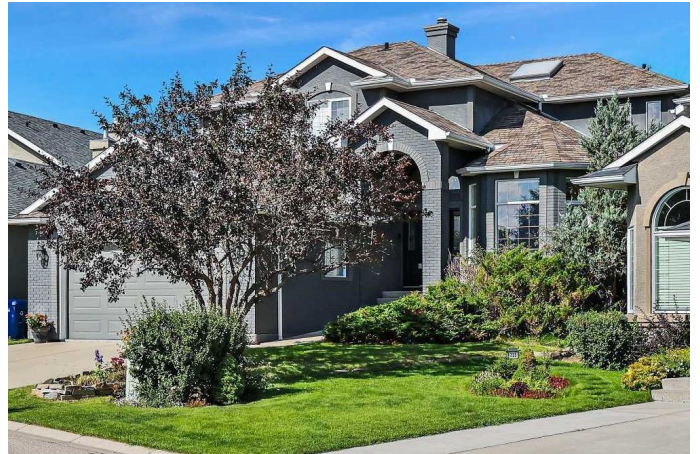
Residential on 0.15 Acres

Valley Ridge, Calgary, Alberta

\*\*\*OPEN HOUSE SAT AUG 23 @ 12 to 3

PM\*\*\* 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 or flex space, and a cold room perfect for wine storage. From here, step directly into the backyard where a play structure and mature landscaping create a private oasis, with direct access to the pathway system that sold the current owner on this remarkable location.

Additional features include central air conditioning, an underground sprinkler system, a laundry chute, Kinetico water filtering/softening systems, and a lower-level patio with a hot tub connection ready to go. The oversized triple garage, complete with 220V power and workshop area, makes this the perfect property for car enthusiasts or hobbyists.

This is more than a home—it's a lifestyle, offering privacy, space, and direct access to the natural beauty of the Bow River. Don't miss the opportunity to make this exceptional property yours.

Built in 1995

**Essential Information**

MLS® #	A2249838
Price	\$1,200,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.15
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	327 Valley Springs Terrace Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5P7

### Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Water Conditioner
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

## **Exterior**

Exterior Features      Balcony, Private Yard, Built-in Barbecue

Lot Description        Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private

Roof                        Asphalt Shingle

Construction          Brick, Stucco, Wood Frame

Foundation            Poured Concrete

## **Additional Information**

Date Listed              August 21st, 2025

Zoning                    R-CG

## **Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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