



**Tao Guo**  
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**Calgary/Springbank Hill**

**21 VAL GARDENA VW SW**

**\$785,000**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 5
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 6
- Floor Area:** 241 SqM / 2,590 SF
- Year Built:** 2006
- Taxes:** \$3,927 / 2011
- Possession:** 60 Days Negotiable



Stunning View Location! Sunny south exposure backing to a massive natural reserve / park / pond area at the most southern crest of the cul-de-sac! This fabulous 2 storey walk-out with total 5 bedrooms & main floor den has an open plan with a wall of windows to allow the "outdoors in". Many upgrades adorn this designer home, from soaring vaulted ceilings throughout the great room, with feature 2 storey stone fireplace that is 2 sided from the formal to the more casual sitting areas, to the large dining room with coiffured ceilings & the adjacent gourmet kitchen with stainless steel appliances and granite counters. The upper loft area has built-ins for an "office with a view". Enjoy views from the east to the south from your master retreat and spa-like ensuite. The walk-out level is fully finished with fireplace / built-ins, many windows, full bathroom and 2 extra bedrooms. Enjoy the outdoor patio area and let the serene views sweep you away. Call us today for your private viewing!

- Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Garage Opener-2 Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings-All
- Features:** Air Conditioning-Central, Balcony, No Animal Home, Vaulted Ceiling
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

