



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 VALLEY CREST Gardens, Calgary T3B 5W8**

MLS® #: **A2118630**

Area: **Valley Ridge**

Listing Date: **04/02/24**

List Price: **\$1,049,999**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **7,028 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,436**  
Low Sqft:  
Ttl Sqft: **2,436**

DOM

**47**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Garden,Landscaped,Pie Shaped Lot,Treed,Views**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Kennel**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 15`8"
Mud Room	Main	9`10" x 10`9"
Breakfast Nook	Main	12`0" x 8`1"
Pantry	Main	3`1" x 3`1"
Bedroom - Primary	Second	13`2" x 17`8"
Walk-In Closet	Second	4`8" x 9`5"
Bedroom	Second	10`0" x 11`5"

Room	Level	Dimensions
Kitchen	Main	17`9" x 14`5"
2pc Bathroom	Main	4`8" x 4`11"
Entrance	Main	4`9" x 6`6"
Dining Room	Main	8`4" x 11`6"
5pc Ensuite bath	Second	15`8" x 7`10"
Bedroom	Second	13`9" x 10`8"
4pc Bathroom	Second	8`3" x 5`0"

Bonus Room  
Walk-In Closet  
Game Room  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

12`6" x 15`0"  
8`10" x 4`8"  
18`1" x 18`8"  
14`9" x 10`5"

Bedroom  
3pc Bathroom  
Family Room

Basement  
Basement  
Basement

9`11" x 13`10"  
10`0" x 5`11"  
11`10" x 12`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**0013179**

Remarks

Pub Rmks:

**Open house: Sun 21 Apr 2024 from 1-3pm: This exceptional cul-de-sac residence provides over 3400 sqft of living space, set on a spacious 7028 sqft pie lot, offering a blend of luxurious living and natural beauty. The fully landscaped backyard, complete with an efficient irrigation system and rejuvenating hot tub, provides a serene retreat. Inside, the main level provides 10' ceilings with the back wrapped in massive windows bringing the outdoors in from the great room to the breakfast nook. The house features built-in speakers throughout, creating a pleasant atmosphere for entertainment. A dual-sided gas fireplace and hardwood floors add both warmth and charm to the living space. Expansive windows flood the interior with natural light at all hours of the day and provide breathtaking views of the surrounding landscape. The kitchen, designed for both functionality and practicality, boasts stainless steel appliances, quartz countertops, and a central island, making it a chef's delight. A practical laundry/mudroom, accessible from the attached double garage, adds convenience to daily routines. Upstairs, you'll find a vaulted bonus room which provides a comfortable retreat. The master suite offers panoramic vistas and a luxurious 5pc ensuite complete with an air jet tub and heated floors. At the back of the house, there are two spare bedrooms complemented by a convenient 4 piece bathroom, offering versatility and comfort for guests or family members. This house boasts abundant storage space, with ample closets and cabinets to store your belongings. The developed walkout basement expands the living space with a 2nd gas f/p, offering a versatile area for relaxation and entertainment. The basement includes a 4th bedroom and a 3pc steam shower. The walkout provides direct access to the backyard oasis, backing onto a nature reserve delivering both peace and privacy. Conveniently located with easy access to the Rocky Mountains and many amenities (the new farmers market, shopping at Trinity hills and Goodlife fitness), and the opening of Stoney Trail makes your commute to any part of the city effortless. Don't pass up this amazing chance to make Valley Ridge your home - schedule your viewing now and discover the pinnacle of luxurious living!**

Inclusions:  
Property Listed By:

**Hot tub, monitored alarm system (negotiable), nest thermostat and sensors, steam shower, electric fireplace in master bedroom  
2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















