



THE
A-TEAM

**RE/MAX
FIRST**

139 VALHALLA Crescent, Calgary T3A 1Z7

MLS® #: **A2119363**

Area: **Varsity**

Listing Date: **04/19/24**

List Price: **\$1,799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **6,060 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,182**
Low Sqft:
Ttl Sqft: **3,182**

DOM

30
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Cork,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Gas Cooktop,Microwave**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,See Remarks,Soaking Tub,Vaulted Ceiling(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`3" x 2`11"	5pc Ensuite bath	Main	21`4" x 5`11"
Breakfast Nook	Main	9`8" x 15`11"	Dining Room	Main	13`6" x 14`1"
Kitchen	Main	14`0" x 20`7"	Living Room	Main	15`4" x 16`4"
Bedroom - Primary	Main	16`0" x 12`11"	Walk-In Closet	Main	7`8" x 14`9"
4pc Bathroom	Upper	11`8" x 12`0"	Bedroom	Upper	10`6" x 12`10"
Bedroom	Upper	11`11" x 15`9"	Bedroom	Upper	11`11" x 16`9"
Walk-In Closet	Upper	3`10" x 12`0"	Den	Upper	8`11" x 11`9"

Loft
4pc Bathroom
Exercise Room
Game Room

Upper
Basement
Basement
Basement

22`8" x 17`5"
8`0" x 9`2"
14`3" x 15`2"
20`10" x 32`9"

Office
Other
Laundry

Upper
Basement
Basement

12`3" x 23`3"
10`1" x 5`9"
11`5" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

731357

Remarks

Pub Rmks:

WELCOME HOME!! From the moment you step inside, you're greeted by an ambiance of warmth and sophistication. The spacious layout seamlessly integrates traditional charm with modern amenities, offering the perfect balance for today's lifestyle. Whether you're entertaining guests or enjoying quality time with family, every corner of this home exudes a welcoming atmosphere. The main level boasts an open-concept design, ideal for both casual living and formal gatherings. A gourmet kitchen awaits the culinary enthusiast, featuring top-of-the-line appliances, granite countertops, and ample storage space. The adjoining dining area transitions effortlessly into the inviting living room, where oversized windows frame picturesque views of the lush ravine just beyond your backyard. You'll find the epitome of relaxation in the luxurious primary suite located on the main floor, unwind after a long day in your private oasis complete with a spa-like ensuite and huge walk-in closet featuring loads of custom built in shelving and storage, complete with your own washer/dryer. Upstairs you will discover a cozy bonus room with gas fireplace, huge flex space, currently used as a home office, gorgeous 5 pc bath with stand alone soaker tub & washer/dryer, plus two additional bedrooms offering plenty of space for family members or guests. The lower level boasts a large rec room, bedroom (currently used as fitness room) bathroom, wet bar, humidity and temperature controlled wine cellar plus loads of extra storage. Step outside to discover your own outdoor paradise. Situated on a generous lot backing onto the ravine, this home offers unparalleled privacy and tranquility. Enjoy morning coffee on the deck as you listen to the soothing sounds of nature. For the active family, the nearby walking paths provide endless opportunities for exploration, while winter brings excitement with tobogganing adventures. Walking distance to C-train. This home is a must see!! Schedule your private tour today and discover the endless possibilities awaiting you in Varsity.

Inclusions:

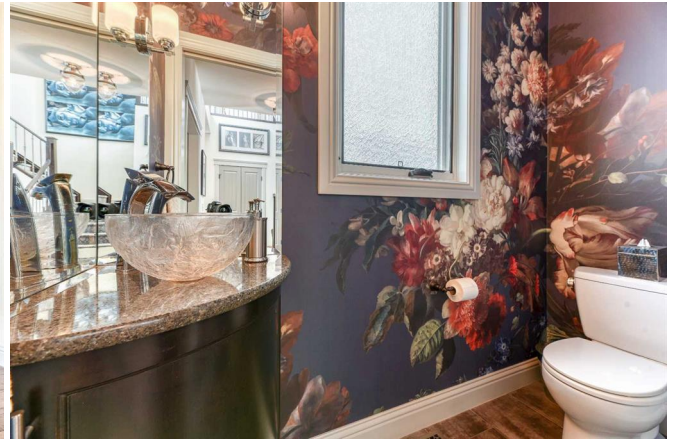
2x Refrigerators, 2x Washers, 2x Dryer, Hood Fan, 2x Dishwashers, Backyard Shed, All Blinds (Curtain Rods & Curtains to be left), Alarm System Hardware, Garage Heater, Gemstone Lights, Cooling & Humidity System in Wine Room

Property Listed By:

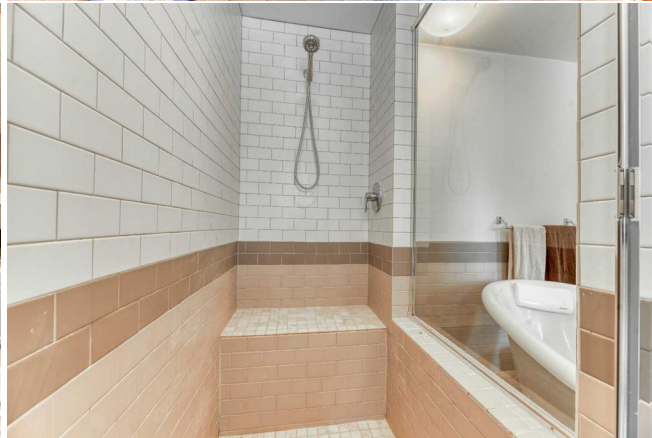
RE/MAX Realty Professionals

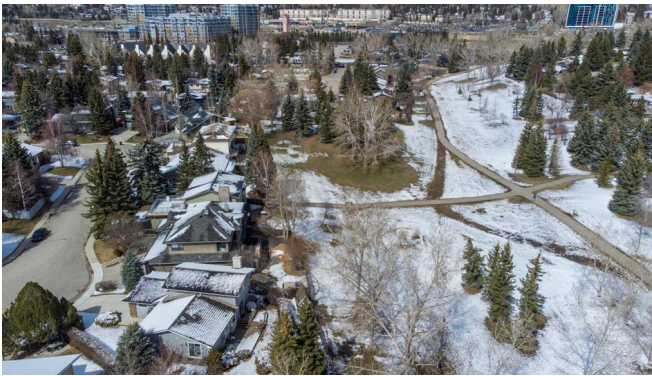
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

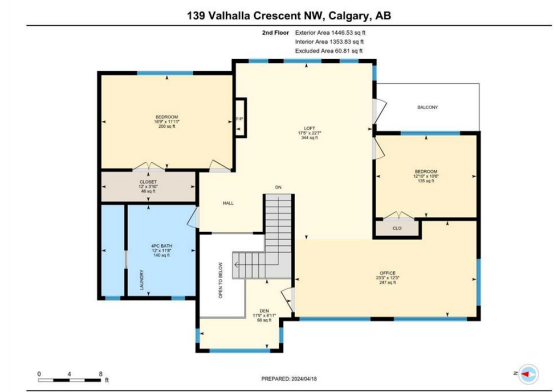
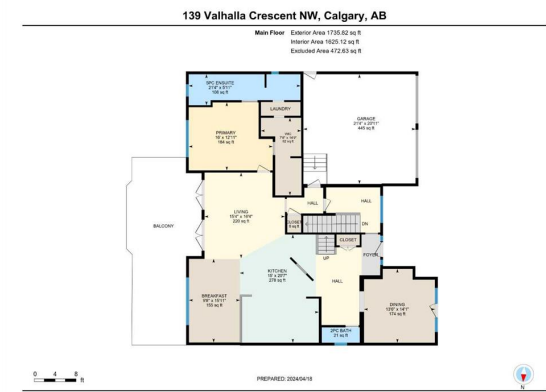
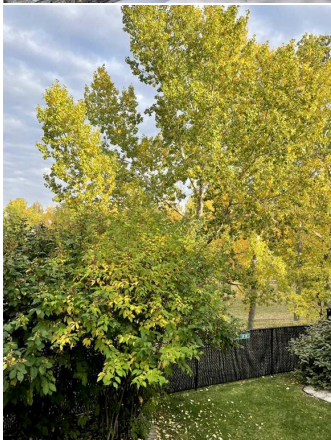
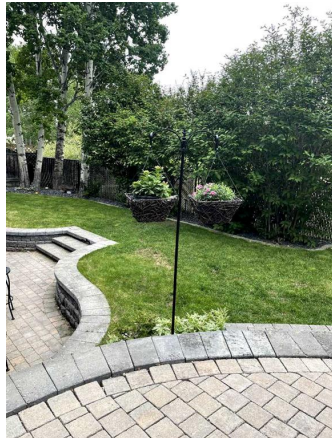












Basement (Below Grade)	Exterior Area 1668.57 sq ft Interior Area 1563.98 sq ft
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A horizontal scale bar with markings at 0, 4, and 8 meters. The bar is divided into segments, with the first segment from 0 to 4 being white and the subsequent segments being black.

PREPARED: 2024-04-18



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.