



THE
A-TEAM

**RE/MAX
FIRST**

74 VALOUR Circle, Calgary T3E 7B6

MLS® #: **A2126287**

Area: **Currie Barracks**

Listing Date: **04/25/24**

List Price: **\$2,279,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,436**

Low Sqft:

Ttl Sqft: **2,436**

Lot Information

Lot Sz Ar: **4,693 sqft**

Lot Shape:

DOM

24

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot**

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Entrance**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Microwave,Range Hood**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,Open Floorplan,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 14`11"	Kitchen	Main	17`5" x 15`9"
Dining Room	Main	14`11" x 13`0"	Foyer	Main	11`5" x 6`5"
Mud Room	Main	6`9" x 5`8"	2pc Bathroom	Main	6`8" x 4`11"
Nook	Upper	9`8" x 6`5"	Bedroom - Primary	Upper	14`11" x 13`7"
Walk-In Closet	Upper	8`10" x 6`7"	5pc Ensuite bath	Upper	15`7" x 8`2"
Bedroom	Upper	12`1" x 11`2"	Bedroom	Upper	13`5" x 10`4"
Laundry	Upper	7`10" x 5`6"	4pc Bathroom	Upper	9`10" x 4`11"

Game Room	Lower	20`7" x 20`7"	Bedroom	Lower	12`5" x 10`8"
Bedroom	Lower	12`3" x 10`5"	Storage	Lower	6`6" x 5`9"
4pc Bathroom	Lower	10`4" x 4`11"	Furnace/Utility Room	Lower	15`9" x 7`10"
Legal/Tax/Financial					

Title: Fee Simple
Legal Desc: 1912041
Zoning: DC

Remarks

Pub Rmks: Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 74 Valour Circle SW is a masterfully crafted home, boasting a french tudor and mediterranean inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with a premium 5-piece appliance package, including a coveted Cornue range, Gaggeneau fridge/freezer, Sapphire dishwasher, and an expansive oversized peninsula perfect for culinary creations and entertaining guests. Cozy up by the Town and Country living room fireplace, artfully framed by built-in custom cabinetry, offering both warmth and elegance. Enjoy the thoughtful design that extends to the primary retreat with 13-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar with Sub-Zero wine fridge, two additional bedrooms, and the utility of a 4-piece bathroom. Step outside to discover the spacious backyard and with a triple detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system. Immerse yourself in a meticulously crafted home built for better living, 74 Valour Circle SW is waiting for you. Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home. Schedule your private tour today to experience the exceptional lifestyle awaiting you in Currie.

Inclusions: CornueFe Induction Range
Property Listed By: Century 21 Bamber Realty LTD.

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











