



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** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,436**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,693 sqft** Ttl Sqft: **2,436**
 Lot Shape:

DOM

203
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

Room	Level	Dimensions	Room	Level	Dimensions
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
Bedroom
4pc Bathroom

Lower
Lower
Lower

20`7" x 20`7"
12`3" x 10`5"
10`4" x 4`11"

Bedroom
Storage
Furnace/Utility Room

Lower
Lower
Lower

12`5" x 10`8"
6`6" x 5`9"
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 CornueFe range, Gaggenau 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, stand-alone 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:
Property Listed By:

CornueFe Induction Range
Century 21 Bamber Realty LTD.

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











