



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 VALLEY CREST Close, Calgary T3B5X1**

MLS®#: **A2141293**      Area: **Valley Ridge**      Listing Date: **06/13/24**      List Price: **\$849,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **4,983 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,436**  
 Low Sqft:  
 Ttl Sqft: **2,436**

DOM

**17**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Standard Shaped Lot,Street Lighting,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,BBQ gas line,Garden,Lighting,Playground,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Jetted Tub,No Smoking Home,Pantry,Storage,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 12`6"	Eat in Kitchen	Main	13`0" x 12`8"
Dining Room	Main	10`11" x 10`9"	Office	Main	12`0" x 7`6"
2pc Bathroom	Main	4`11" x 4`10"	Mud Room	Main	8`3" x 6`2"
Bonus Room	Upper	19`0" x 15`4"	Bedroom - Primary	Upper	14`3" x 13`3"
4pc Ensuite bath	Upper	11`5" x 8`4"	Bedroom	Upper	10`6" x 10`10"
Bedroom	Upper	11`6" x 9`6"	Laundry	Upper	13`6" x 6`6"
4pc Bathroom	Upper	8`9" x 8`3"	Game Room	Basement	24`9" x 11`10"

**Bedroom**  
**3pc Bathroom**

**Basement**  
**Basement**

**12`0" x 12`0"**  
**8`6" x 7`9"**

**Bedroom**

**Basement**

**12`0" x 8`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0013225**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Over 3400 Square feet of living space backing on to WEST facing GREEN SPACE! This stunning 5 Bedroom 4 Bathroom home will amaze you from the moment you walk through the door. Upon entry you will find large front mudroom area with lovely built ins, continue down the hall to the open concept main floor kitchen with ample counter space, convection oven and induction stove top, a walk in pantry and eat up bar (the fridge and stove are less then 5 years old). This floor boasts a separate dining area and family room with a fire place and big double paned windows - off the dining room is the beautiful professionally landscaped west facing backyard. This yard is what dreams are made of - a gorgeous flagstone patio, a spa like hot tub with an automatic gazebo, brand new fence, built in speakers, trees and bushes providing ample privacy (not that you'll need it with NO NEIGHBOURS behind you), and a lovely Cherry and Apple tree to top it all off. This home backs onto green space and just down the way is a lovely park and walking paths! Through the kitchen is your back mudroom area with built in space for all your belongings to be tucked away; this leads you to the oversized double garage which has 10 foot ceilings, is insulated and drywalled and features loads of built in storage. Upstairs to the right you will find a bonus room with vaulted ceilings, a Vermont Castings Fireplace, large windows and a surround sound speaker system built in for your home theater! Upstairs to the left you will find the massive laundry room with shelving and storage, along with 2 generously sized rooms and then your Primary suite which overlooks that stunning yard and greenspace. The Primary has an incredibly large walk in closet and a beautiful en-suite bathroom. The Developed basement has 2 MORE bedrooms, another full bathroom and a large recreation room. This property has so many upgrades including: Central Air Conditioning, furnace and hot water tank updated, built in speakers throughout with various zones, rounded bullnose corners, double paned windows throughout, Central Vac with toe kick in kitchen, reverse osmosis system for your water, a frost free exterior hose and SO MUCH MORE! The location of this property is prime -its on a quiet street not only backing on to a green space, but also has green space in front of it! Close to the beautiful valley ridge golf course and just a few minutes from all the amenities you may need, not to mention quick access to head west to the mountains! Come view this gem as soon as you can!**

Inclusions:  
Property Listed By:

**Hot tub with built in gazebo**  
**RE/MAX Realty Professionals**

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











