



THE
A-TEAM

**RE/MAX
FIRST**

4 VALLEY CREST Gardens, Calgary T3B 5W8

MLS®#: **A2142642** Area: **Valley Ridge** Listing Date: **06/18/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,876 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,343**
 Low Sqft:
 Ttl Sqft: **1,343**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Post & Beam**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 5`7"	Dining Room	Main	9`0" x 11`11"
Breakfast Nook	Main	10`7" x 7`1"	Bedroom	Main	8`11" x 11`11"
Bedroom - Primary	Main	11`6" x 17`8"	3pc Ensuite bath	Main	5`0" x 7`8"
Living Room	Main	9`10" x 14`11"	Kitchen	Main	10`7" x 14`7"
Bedroom	Main	11`5" x 9`11"	4pc Bathroom	Main	7`9" x 7`11"
Walk-In Closet	Main	5`2" x 7`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0013179

Remarks

Pub Rmks: **PRICE TO SELL !!! Welcome to the beautiful prestigious golf community of Valley Ridge. On a quiet cul-de-sac and a corner lot, this beautiful Valley Ridge home is sure to impress. This house is completely remodelled with high-end finishes. As you enter the property you are greeted by the open-to-below high ceiling decorated with a modern chandelier. You will find a large living room on the main floor with a vaulted ceiling, an open-concept kitchen with brand-new stainless-steel appliances, a new tile backsplash, a corner pantry, and tons of brand-new cabinetry and counter space, a cozy tile-faced electric fireplace, and a large picture window. The adjoining eating area is flooded with natural light with a side door out to the deck and the kitchen has a skylight. The spacious primary suite accommodates any furniture and features a walk-in closet with built-in storage and a new full ensuite bathroom with a newly installed standing shower. Good-sized second and third bedrooms and a full 4-piece bathroom complete this well-laid-out upper level! Brand-new high-end luxury vinyl flooring, double door brand-new refrigerator, Stove, built-in microwave, dishwasher, brand-new washer and dryer and brand new hot water tank. Fully fenced and landscaped private space in the backyard. All this is in the highly sought-after community of Valley Ridge steps to many green spaces, parks, ravine trails, Valley Ridge Golf Course, and shopping. Quick access to the mountains through the newly completed SW ring road. Not to mention minutes to COP/Winsport, Calgary Farmers Market, and tons of new shopping and amenities in Trinity Hills and Greenwich! There is a bus stop steps away from the house. This home is a must-see!! All the renovation works are completed with city permits and inspections. The basement is unfinished, it is waiting for your personal touch. SOME PICTURES ARE STAGED VIRTUALLY**

Inclusions:
Property Listed By: **URBAN-REALTY.ca**

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









