



THE
A-TEAM

**RE/MAX
FIRST**

38 VALLEY GLEN Heights, Calgary T3B 5S7

MLS®#: **A2142773** Area: **Valley Ridge** Listing **06/21/24** List Price: **\$825,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 27-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **2,326**
Lot Information Low Sqft:
 Lot Sz Ar: **5,866 sqft** Ttl Sqft: **2,326**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 10`5"	Dining Room	Main	12`0" x 9`10"
Kitchen	Main	12`6" x 10`5"	Nook	Main	7`11" x 6`6"
Family Room	Main	17`6" x 14`2"	Bedroom - Primary	Upper	13`8" x 13`8"
Bedroom	Upper	14`9" x 11`11"	Bedroom	Upper	11`11" x 10`7"
Bedroom	Upper	11`0" x 9`7"	Laundry	Upper	7`11" x 5`10"
Game Room	Lower	15`6" x 12`5"	Den	Lower	11`8" x 9`9"
Family Room	Lower	16`11" x 12`10"	Office	Main	10`11" x 8`9"

Den
3pc Bathroom
4pc Ensuite bath

Lower
Lower
Upper

13`10" x 9`8"

2pc Bathroom
4pc Bathroom

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9710547

Remarks

Pub Rmks:

Nestled in the beautiful community of Valley Ridge, this 4 bed, 3.5 bath family home offers a perfect blend of elegance and modern upgrades. The exterior charm welcomes you with a quaint front patio, where you can enjoy your morning coffee. The meticulously maintained landscaping and mature trees add to the curb appeal, creating a serene and inviting atmosphere. As you step inside, the front entrance is bathed in natural light, thanks to a strategically placed skylight that brightens the space and creates a warm, welcoming ambiance. The front living room is a testament to classic design, featuring stunning windows that frame the room and provide a seamless flow of natural light. This space effortlessly opens to the dining room, making it ideal for both intimate family dinners and larger gatherings. The heart of the home, the kitchen, is a chef's dream. It boasts ceiling-height cabinetry that offers a corner pantry for added convenience, and sleek stainless steel appliances. The kitchen island serves as a focal point, providing additional prep and storage space. Adjacent to the kitchen is the charming eating nook. This bistro-style nook features bench seating and offers direct access to the back deck, making indoor-outdoor dining a breeze. The two-tiered deck provides plenty of space for lounging, dining, and hosting gatherings. The hot tub adds a touch of luxury, inviting you to unwind and soak in the tranquility of your private, fully fenced backyard. The mature trees provide shade and privacy, creating a serene retreat right at home. Back inside, the family room exudes warmth and comfort. A gas fireplace with a beautiful tile surround and a wooden mantle becomes the centerpiece, perfect for cozying up on chilly evenings. On the main floor, you'll also find a versatile office space, ideal for working from home. A 2pc powder room completes this main floor. Upstairs, the primary bedroom is a sanctuary of comfort and style. The walk-in closet with built-ins ensures ample storage and organization. The ensuite bathroom features a standalone shower and a soaking tub, perfect for unwinding after a long day. The upper level also houses the conveniently located laundry room, making laundry day a breeze. Three additional bedrooms and a 4pc bathroom complete this upper level. The lower level of this home is fully finished and offers an abundance of additional living space. A large family room provides endless possibilities for entertainment, whether it's setting up a home theater, a play area, or a game room. The den space can easily be converted into an additional bedroom, catering to guests or growing family needs. The 3pc bathroom on this level adds to the convenience and functionality. With its blend of style, comfort, and practicality, this home is ready to welcome you home!

Inclusions:
Property Listed By:

Central Vacuum System (as-is), Hot Tub
RE/MAX First

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











