



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 VALLEY MEADOW Close, Calgary T3B 5M1**

MLS®#: **A2151694**      Area: **Valley Ridge**      Listing Date: **07/23/24**      List Price: **\$749,786**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 01-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1994**      Abv Sqft: **1,563**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,005 sqft**      Ttl Sqft: **1,563**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot**  
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 15`3"
4pc Ensuite bath	Main	9`3" x 8`1"
Mud Room	Main	4`9" x 4`1"
Bedroom	Main	10`0" x 10`0"
Living Room	Main	13`1" x 11`6"
Balcony	Main	7`0" x 9`0"
Family Room	Basement	23`4" x 13`10"

Room	Level	Dimensions
Walk-In Closet	Main	8`2" x 5`10"
4pc Bathroom	Main	8`2" x 5`0"
Laundry	Main	7`6" x 6`6"
Entrance	Main	8`6" x 5`10"
Kitchen	Main	12`5" x 15`8"
Pantry	Main	3`10" x 3`8"
Flex Space	Basement	8`6" x 11`2"

**Game Room**  
**3pc Ensuite bath**  
**Dining Room**

**Basement**  
**Basement**  
**Main**

**16`10" x 11`8"**  
**9`11" x 7`5"**  
**15`6" x 8`9"**

**Bedroom**  
**Media Room**  
**Flex Space**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**11`6" x 12`4"**  
**13`7" x 10`7"**  
**15`4" x 10`6"**

Title:  
**Fee Simple**  
Legal Desc:

**9211967**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**\$50,000 price reduced for quick sale . Welcome to this magnificent family home, offering an exceptional blend of luxury, comfort, and functionality. With its spacious and thoughtfully designed layout, this residence is perfect for those who value both style and substance. As you step inside, you are greeted by an expansive living area featuring soaring ceilings, creating an airy and inviting atmosphere. This space is perfect for entertaining guests or enjoying cozy family gatherings. The main level boasts a generously sized primary bedroom complete with a luxurious four-piece ensuite washroom including a jacuzzi. Also on the main level is a well-appointed second bedroom with a four-piece washroom that serves the second bedroom and common areas, ideal for family members or guests. The lower level features an expansive recreational area, perfect for hosting events or creating a versatile play and relaxation space. Additionally, the space can be utilized as office, ideal for working from home. A comfortable third bedroom with its ensuite three-piece washroom provides privacy and convenience, making it an excellent guest suite or additional family bedroom. Stay fit and healthy with your very own home gym, equipped to meet all your workout needs. Enjoy movie nights like never before in your private home theatre, designed for the ultimate cinematic experience with a 120" screen. Additional Features include Ample storage throughout the home, High-quality finishes and fixtures and Convenient location close to schools, parks, and shopping. All this is in the beautiful and charming community of Valley Ridge that is over 50% green space with amazing wildlife, hiking/biking trails, a golf course, and Bow River. With stunning mountain views, this community offers a lot wherever you walk. Quick access to the mountains through the newly completed SW ring road and minutes to COP/Winsport, Calgary Farmers Market, Real Canadian Superstore, Save on Foods, PetSmart, and tons of new shopping and amenities in Trinity Hills and Greenwich! There is a bus stop steps away from the house. Don't miss the opportunity to own this exceptional family home that perfectly balances luxury and practicality. Schedule a viewing today to experience all that this remarkable property has to offer.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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