



THE
A-TEAM

**RE/MAX
FIRST**

110 VALLEY CREST Close, Calgary T3B 5X2

MLS®#: **A2159345**

Area: **Valley Ridge**

Listing Date: **08/22/24**

List Price: **\$746,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,115 sqft**
Lot Shape:

Access:

Lot Feat: **Gentle Sloping, Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,736**

Low Sqft:

Ttl Sqft: **1,736**

DOM

28

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`9"
5pc Ensuite bath	Second	12`0" x 8`10"
Bedroom	Second	12`6" x 9`0"
Family Room	Main	15`5" x 13`7"
Dining Room	Main	11`11" x 10`8"

Room	Level	Dimensions
4pc Bathroom	Second	8`6" x 5`4"
Bedroom - Primary	Second	13`0" x 12`0"
Bedroom	Second	9`7" x 9`0"
Kitchen	Main	12`0" x 11`5"
Flex Space	Main	11`3" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0013225

Remarks

Pub Rmks:

Welcome to this stunning air conditioned home nestled on a quiet street in the desirable Valley Ridge, now available for \$746,000. This beautifully crafted 2-storey residence has been professionally painted and cleaned and offers a blend of modern elegance and comfortable living. **MAIN LEVEL:** As you enter, you'll be greeted by a dramatic 2-storey family room, showcasing a soaring ceiling that enhances the open and airy atmosphere. The newly refinished maple flooring with a sleek, modern matte finish flows seamlessly throughout the main level, creating a warm and inviting space. These floors look like they just came out of the showroom. The heart of the home is the open concept kitchen, dining and family room with gas fireplace and classic, slate tile surround. The kitchen showcases rich maple cabinets, large corner pantry with 4 stainless appliances included. Whether you're preparing a simple family meal or hosting a grand gathering, this kitchen is sure to impress with its functionality and style. The main floor also includes a conveniently located 2-piece powder room / laundry room combination for ultimate convenience. **UPPER:** Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom with a step-in shower plus a soaker tub. The master retreat is designed for relaxation and convenience, offering a serene escape at the end of the day. A well-appointed 4-piece main bathroom serves the additional bedrooms, ensuring everyone has their own comfortable space. **LOWER:** The lower level is unfinished and features 2 large windows. Easy to add a bedroom or two at this level. **PARKING:** The front garage has loads of space for 2 full sized cars, plus a wall of storage cabinets included. The pad in front offers lots of additional parking. **YARDS:** The fully fenced back yard features three east facing decks and soaring trees for peaceful, comfortable lounging or grill on the barbeque with the convenient gas line connection. **LOCATION:** Valley Ridge is conveniently located for quick access to the mountains and countryside for weekend getaways, or the shopping convenience of Trinity or Greenwich with the new Farmer's Market. Golf and local conveniences are 5 minutes away. The Valley Ridge community offers a picturesque setting with lush greenery and a sense of tranquility, making it the perfect place to call home. Don't miss this opportunity to own a beautiful property in one of Calgary's most sought-after neighborhoods.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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







