



THE
A-TEAM

**RE/MAX
FIRST**

134 VALLEY STREAM Circle, Calgary T3B 5W2

MLS®#: **A2159574**

Area: **Valley Ridge**

Listing Date: **08/21/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,248 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,079**
Low Sqft:
Ttl Sqft: **2,079**

DOM

28
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`11" x 8`8"	Kitchen	Main	14`0" x 10`3"
Living Room	Main	16`6" x 14`8"	Den	Main	11`8" x 8`0"
Foyer	Main	8`3" x 6`11"	2pc Bathroom	Main	4`0" x 4`0"
Bedroom - Primary	Second	14`11" x 13`10"	Bedroom	Second	10`11" x 10`7"
Bedroom	Second	10`1" x 9`10"	Bonus Room	Second	18`0" x 13`5"
5pc Ensuite bath	Second	12`0" x 11`5"	4pc Bathroom	Second	8`11" x 4`11"
3pc Bathroom	Lower	9`3" x 5`0"	Game Room	Lower	23`9" x 22`1"









08.19.2024 - 134 VALLEY STREAM CIR NW
 MAIN 1,813.50 SQ.FT. 86.50 M2
 UPPER 1,048.30 SQ.FT. 100.88 M2
 BASEMENT 2,079.40 SQ.FT. 193.18 M2
 TOTAL AREA 2,874.59 SQ.FT. 267.03 M2

