



THE
A-TEAM

**RE/MAX
FIRST**

44 VALLEY CREST Gardens, Calgary T3B 5W8

MLS®#: **A2163350** Area: **Valley Ridge** Listing Date: **09/06/24** List Price: **\$1,165,000**
 Status: **Active** County: **Calgary** Change: **-\$35k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **7,308 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,740**
 Low Sqft:
 Ttl Sqft: **1,740**

DOM

12
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 14`0"
Kitchen	Main	14`6" x 13`11"
Family Room	Lower	15`2" x 19`2"
Bedroom	Main	10`10" x 10`4"
Bedroom	Lower	13`9" x 13`0"
Game Room	Lower	15`2" x 8`10"

Room	Level	Dimensions
Dining Room	Main	13`11" x 9`11"
Nook	Main	9`5" x 8`7"
Bedroom - Primary	Main	15`8" x 13`0"
Bedroom	Lower	11`5" x 12`7"
Laundry	Main	8`1" x 7`5"
Game Room	Lower	11`5" x 7`0"

Laundry
3pc Bathroom

Lower
Lower

9`0" x 11`2"
0`0" x 0`0"

3pc Bathroom
3pc Ensuite bath
Legal/Tax/Financial

Main
Main

0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0013179

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this immaculately finished bungalow, perfectly situated on a large pie lot, backing onto a beautiful ravine space! Showcasing an exceptional blend of modern luxury and timeless elegance, this home offers superior craftsmanship and exquisite finishings throughout. Step inside and be greeted by the warmth of quarter-sawn white oak hardwood floors with a cashmere finish, setting the tone for the exceptional quality that defines the main floor living and dining areas. Situated off the front entrance, the generously sized dining room features a custom-built hutch. At the heart of the home, the kitchen is a true masterpiece. The large island, finished with a rich cherry stain, offers breakfast bar seating and additional storage. Ceiling-height cabinetry provides a sleek, modern look while the high-end stainless steel appliances, including a gas range cooktop and sub zero wine fridge, and quartzite countertops provide both durability and luxury. The corner pantry, with custom built-ins, offers ample organizational space. Adjacent to the kitchen is the bright eating nook, designed with an open floor plan that seamlessly transitions to the sprawling back deck. This outdoor space offers stunning views of the fully enclosed backyard, surrounded by mature trees that provide privacy and a peaceful, natural setting. The living room is an elegant yet cozy space, featuring a stone-surrounded fireplace that stretches to the vaulted ceiling, creating a dramatic focal point. The room is flooded with natural light from large windows and is enhanced by the convenience of electric Hunter Douglas blinds. Retreat to the luxurious primary suite, where no detail has been overlooked. The custom carpet and premium finishings create a serene and sophisticated atmosphere. The 5pc ensuite features in-floor heating, soaking tub, standalone shower, and a skylight that fills the space with natural light. The walk-in closet is equipped with custom built-ins offering ample storage. The main-floor laundry room, outfitted with newer Miele appliances and ceiling-height cabinetry. A 3pc bathroom and secondary bedroom complete this main level. Descending to the walkout basement, offering large windows that frame beautiful views of the fully treed backyard. The luxury vinyl plank flooring, with extra cork underlay and in-slab heating, ensures warmth and comfort. The lower-level family room is the perfect place to relax, complete with built-in shelving, a corner fireplace with a stone surround and mantle and a wet bar! The basement also includes a spacious bedroom with a walk-in closet, 3-piece bathroom with a steam shower, and a convenient lower-level laundry room. Additional features include a brand-new furnace, new garage door, AC, newer hot water tanks, new triple pane windows throughout the main floor and an oversized double car garage! From the premium finishings to the thoughtfully designed layout, every detail has been carefully considered to provide an exceptional living experience!

Inclusions:
Property Listed By:

**Washer (x2), Dryer (x2), Refrigerator (Basement), Wine fridge, Curtain rods & drapes, Basement TV & mount, Main floor TV mount, Garage opener (x1)
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











