



THE
A-TEAM

**RE/MAX
FIRST**

1 VALLEY CREEK Road, Calgary T3B 5T9

MLS®#: **A2165220** Area: **Valley Ridge** Listing Date: **09/13/24** List Price: **\$709,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **7,394 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,252**
 Low Sqft:
 Ttl Sqft: **2,252**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"	Dining Room	Main	12`0" x 9`5"
Kitchen	Main	16`6" x 14`0"	Laundry	Main	6`7" x 10`0"
Living Room	Main	12`2" x 10`8"	Living Room	Main	15`7" x 14`0"
4pc Bathroom	Second	8`8" x 5`1"	4pc Bathroom	Second	8`4" x 13`9"
Bedroom	Second	12`0" x 11`0"	Bedroom	Second	10`9" x 9`9"
Family Room	Second	15`1" x 13`11"	Bedroom - Primary	Second	17`1" x 13`9"
Walk-In Closet	Second	5`1" x 10`3"	4pc Bathroom	Basement	11`4" x 7`7"

**Bedroom
Game Room**

**Basement
Basement**

**11`6" x 11`9"
29`2" x 17`10"**

**Den
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**18`3" x 15`8"
10`10" x 11`2"**

Title:
Fee Simple
Legal Desc:

9910068

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to 1 Valley Creek Road NW, a bright and spacious family home situated on a large corner lot in the highly sought-after community of Valley Ridge! Boasting over 3,000 sq. ft. of living space, this home offers an open and versatile layout, perfect for a growing family with 4 bedrooms, and 3.5 Bathrooms. Large windows throughout the home invite an abundance of natural light, creating a warm and inviting atmosphere in every room. The property has additional space for your full-size RV, providing ample space for outdoor enthusiasts. The fully developed basement adds additional living space for recreation, entertainment, or family gatherings. Located with convenient access to downtown Calgary and just minutes away from major routes leading to the stunning Canadian Rockies, this home offers the best of both city living and easy escapes to nature. This is an incredible opportunity to live in a family-friendly neighbourhood with great amenities and outdoor adventures at your doorstep!

Inclusions:
Property Listed By:

**NA
RE/MAX Landan Real Estate**

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







