



THE
A-TEAM

**RE/MAX
FIRST**

42 VALLEY POINTE Way, Calgary T3B 6B1

MLS® #: **A2165563** Area: **Valley Ridge** Listing Date: **09/17/24** List Price: **\$824,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,639 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,285**
 Low Sqft:
 Ttl Sqft: **2,285**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`5" x 7`5"	Kitchen	Main	12`5" x 12`3"
Living Room	Main	13`7" x 17`11"	Dining Room	Main	12`5" x 9`8"
Den	Main	9`4" x 11`4"	Bonus Room	Upper	18`4" x 20`4"
Laundry	Upper	10`4" x 5`9"	Walk-In Closet	Upper	5`11" x 8`1"
Bedroom - Primary	Upper	13`11" x 12`0"	Bedroom	Upper	9`2" x 14`0"
Bedroom	Upper	9`4" x 14`1"	2pc Bathroom	Main	
5pc Ensuite bath	Upper		4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1014846

Remarks

Pub Rmks:

FORMER SHOWHOME | BACKS ONTO A GREEN SPACE | 2 DOORS DOWN FROM A PLAYGROUND | FULLY UPGRADED | CENTRAL AIR CONDITIONING | 9' MAIN FLOOR CEILINGS | HARDWOOD FLOORS | GRANITE COUNTERTOPS | HIGH-EFFICIENCY FURNACE | 50-GALLON HOT WATER TANK | MAIN FLOOR DEN | CHEF'S DREAM KITCHEN | GAS FIREPLACE | OPEN RISER STAIRS | VAULTED BONUS ROOM | PRIMARY OASIS WITH A 5-PIECE ENSUITE | VAULTED 2ND AND 3RD BEDROOMS WITH BUILT-INS | LARGE YARD | INCREDIBLE LOCATION! Backing onto a green space, just 2 doors down from a playground sits this immaculate, fully upgraded and exceeding stylish former showhome! Outdoor enthusiasts will love the many nearby trails with easy hikes for the whole family ranging from 15 minutes to over an hour or practice your swing at the Valley Ridge Golf Club then come home to a quiet sanctuary. Great curb appeal with a craftsman-style elevation and a double attached garage with a carriage-style door. Inside is loaded with upgrades including central air conditioning, 9' ceilings, gleaming hardwood floors, granite countertops, a high-efficiency furnace, an oversized 50-gallon hot water tank and much more! French doors lead to the main floor den, perfect for working from home or a tucked away playroom. The open concept great room offers clear sightlines and a contemporary design that is both beautiful and welcoming. Relaxation awaits in front of the living room fireplace flanked by windows expertly framing backyard views. Entertain with ease in the gorgeous kitchen featuring a breakfast bar centre island, stainless steel appliances, a plethora of crisp white cabinets and a walk-in pantry for extra storage. The adjacent dining area is bathed in sunshine and leads to the back deck encouraging a seamless indoor/outdoor lifestyle. Ascend the open riser staircase to the vaulted bonus room and gather over an engaging movie or games night. At the end of the day retreat to the primary bedroom with a lavish ensuite boasting dual vanities, a deep soaker tub, an oversized shower and a large walk-in closet. Both additional bedrooms are spacious and bright with grand vaulted ceilings and built-in maple benches under the windows for a quaint reading area. Laundry is also conveniently on this level, no need to haul loads up and down the stairs. The basement awaits your dream development and is already equipped with open riser stairs and rough-ins for a future bathroom. Host summer barbeques on the rear deck or simply unwind while the kids play in the huge yard that carries onto the green space and beyond to the playground. They will love all the additional play space! Built-in sprinkles keep your yard looking its best with less work for you! This wonderful community with friendly neighbours and fun events is within 15 - 20 minutes to the city centre and 45 minutes to Canmore. Hospitals are 10 minutes away and both Winsport and the newly opened Farmer's Market are mere minutes away. Truly a phenomenal location for this stylish, move-in ready home!

Inclusions:
Property Listed By:

TV wall mounts, sprinkler system
eXp Realty

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









