



THE
A-TEAM

**RE/MAX
FIRST**

62 VALLEY POINTE Bay, Calgary T3B 6B6

MLS®#: **A2166618**

Area: **Valley Ridge**

Listing Date: **09/20/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,918 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,232**
Low Sqft:
Ttl Sqft: **2,232**

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Pantry,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 11`2"
Kitchen With Eating Area	Main	14`5" x 11`3"
Laundry	Main	11`5" x 7`3"
Office	Main	9`8" x 12`3"
Balcony	Main	13`0" x 7`9"
4pc Ensuite bath	Second	9`4" x 10`0"
Bedroom	Second	9`11" x 11`2"

Room	Level	Dimensions
Dining Room	Main	9`3" x 14`5"
Pantry	Main	5`1" x 4`4"
2pc Bathroom	Main	3`0" x 7`2"
Entrance	Main	6`7" x 5`11"
Bedroom - Primary	Second	12`8" x 14`0"
Walk-In Closet	Second	6`10" x 10`0"
Bedroom	Second	10`0" x 9`11"

4pc Bathroom
Flex Space

Second
Basement

5`3" x 8`2"
36`11" x 25`10"

Bonus Room

Second

11`11" x 19`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112551

Zoning:
R-1

Remarks

Pub Rmks:

PRICE REDUCED! Nestled in a quiet cul-de-sac, this stunning 2240 sqft 2-storey home by Homes By Avi offers a perfect blend of comfort and elegance. With an east-facing front for morning light and a sun-soaked west-facing backyard, you'll enjoy plenty of natural daylight throughout the day. Step inside to a grand foyer with 9-foot ceilings and hardwood maple flooring, leading to an airy open-concept living space. The living room, with its soaring ceilings and large windows, flows seamlessly into a modern kitchen with white cabinets, granite countertops, stainless steel appliances, and a convenient walkthrough pantry. The adjacent dining area opens to a lovely deck, perfect for entertaining. On the main floor, you'll find a private office, laundry, and a ½ bath. Upstairs, there are 3 spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, plus a large bonus room for additional living space. The unfinished basement offers endless potential with roughed-in plumbing for future development. Located near beautiful walking paths, parks, and recreational areas, you'll have quick access to Stoney, the mountains, shopping and café ie: West Farmer's market. This energy-efficient home, water filtration, softening, RO System, and high-efficiency Furnace, keeps utility bills low(utility bills \$2-300range in summer & \$4-500 in deep winter), but water and air quality high. With a full security system in place, this house offers peace of mind and comfort, making it the perfect place to call home!

Inclusions:
Property Listed By:

N/A
Key Realty Group Inc.

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







