



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**

Finished Floor Area

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

Lot Information

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

DOM

**62**  
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







