



THE
A-TEAM

**RE/MAX
FIRST**

267 VALLEY BROOK Circle, Calgary T3B5S9

MLS®#: **A2167235**

Area: **Valley Ridge**

Listing Date: **09/19/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,301**
Low Sqft:
Ttl Sqft: **1,301**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

DOM

40
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`3" x 11`2"
4pc Bathroom	Main	4`11" x 7`10"
Kitchen	Main	12`2" x 11`1"
Living Room	Main	15`8" x 15`0"
Bedroom - Primary	Upper	14`6" x 13`6"
4pc Ensuite bath	Upper	7`7" x 5`0"
Living Room	Basement	28`1" x 23`10"

Room	Level	Dimensions
Laundry	Main	5`5" x 11`2"
Bedroom	Main	10`9" x 11`8"
Dining Room	Main	8`6" x 10`5"
Balcony	Main	9`10" x 11`10"
Walk-In Closet	Upper	6`11" x 5`0"
Kitchenette	Basement	8`11" x 4`0"
3pc Bathroom	Basement	6`11" x 5`5"









