

267 VALLEY BROOK Circle, Calgary T3B5S9

Sewer:

Ext Feat:

Utilities:

A2167235 Valley Ridge Listing 09/19/24 List Price: \$699,900 MLS®#: Area:

Status: Active County: Calgary Change: -\$20k, 09-Oct Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

1998 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,262 sqft

1,301

1,301

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

40

Ttl Park: 4 Garage Sz: 2

3 (2 1)

3.0 (3 0)

3 Level Split

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** Construction:

Vinyl Siding, Wood Frame Heating: Forced Air

> Flooring: **Balcony, Private Entrance, Private Yard** Carpet Water Source:

Fnd/Bsmt: **Poured Concrete**

Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator

Kitchen Appl:

Int Feat: Breakfast Bar, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`3" x 11`2"	Laundry	Main	5`5" x 11`2"
4pc Bathroom	Main	4`11" x 7`10"	Bedroom	Main	10`9" x 11`8"
Kitchen	Main	12`2" x 11`1"	Dining Room	Main	8`6" x 10`5"
Living Room	Main	15`8" x 15`0"	Balcony	Main	9`10" x 11`10"
Bedroom - Primary	Upper	14`6" x 13`6"	Walk-In Closet	Upper	6`11" x 5`0"
4pc Ensuite bath	Upper	7`7" x 5`0"	Kitchenette	Basement	8`11" x 4`0"
Living Room	Basement	28`1" x 23`10"	3pc Bathroom	Basement	6`11" x 5`5"

Bedroom Basement 8'9" x 8'7"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **9711576**

Remarks

Pub Rmks:

OPEN HOUSE ON SATURDAY AND SUNDAY 1PM-3PM. Welcome to your new home in the highly desirable Valley Ridge neighborhood. This impeccably maintained residence by original owner offers 2000 sq ft of comfortable and stylish living space, ready for you to move in and enjoy. The open-concept layout effortlessly connects the living, dining, and kitchen areas, with vaulted ceiling. The kitchen is equipped with stainless steel appliances and stunning, while the living room showcases an open area surrounded by large windows and soaring vaulted ceilings. From the upper deck, take in panoramic views of the city and COP. The main floor is thoughtfully designed with one bedroom and a well-appointed 4-piece bathroom plus, a laundry room. Upstairs, you'll find the master suite, complete with a 4-piece ensuite bathroom and a spacious walk-in closet. The professionally developed lower level walk-out offers a versatile space that includes a separate kitchenette, living area with a fireplace, a bedroom, a storage area, and a 3-piece bathroom. Step outside to discover a beautifully landscaped yard that serves as your private retreat, perfect for relaxing and entertaining. The property features a double attached garage and a driveway for ample parking. This home has been thoughtfully updated, with recent. Ideally located near all essential amenities and with easy access to the #1 highway leading to the Rocky Mountains, this property is a rare find and won't last long. Don't miss out on this exceptional opportunity!

Inclusions: N/A

Property Listed By: CIR Realty

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

















