



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 VALLEY BROOK Circle, Calgary T3B 5S9**

MLS® #: **A2167294**      Area: **Valley Ridge**      Listing Date: **09/20/24**      List Price: **\$649,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **5,252 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,837**  
 Low Sqft:  
 Ttl Sqft: **1,837**

DOM

**92**  
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,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Pie Shaped Lot,Private,Treed**  
**Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Pine Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Covered Courtyard,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`8" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 5`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 9`1"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`0" x 14`6"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**9711576**

**R-C1**

Remarks

Pub Rmks:

**Welcome to this beautifully maintained home with an inviting layout in the sought-after Valley Ridge community. As you enter, you're greeted by an impressive open-to-below foyer. The main floor features elegant rounded white pillar posts and archways that enhance the living, dining, and family rooms. The spacious kitchen includes an island, a pantry, and a cozy eat-in area. Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet and a luxurious 5-piece Ensuite bathroom complete with a jetted tub. The bathrooms are adorned with marble countertops. The partially finished basement offers an additional bedroom that just needs some finishing touches, along with a 3-piece bath and a recreation room. Outside, a two-tiered spacious deck provides the perfect setting for summer gatherings or a relaxing hammock escape. Don't miss out on this exceptional opportunity—schedule your viewing today!**

Inclusions:

**NA**

Property Listed By:

**PREP Realty**

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











