



THE
A-TEAM

**RE/MAX
FIRST**

130 VALLEY STREAM Circle, Calgary T3B 5W2

MLS®#: **A2168902**

Area: **Valley Ridge**

Listing Date: **09/26/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

DOM

57
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Oven,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 10`8"
Bedroom - Primary	Second	14`5" x 11`9"
Bedroom	Second	11`2" x 10`4"
4pc Bathroom	Second	9`8" x 4`11"
3pc Bathroom	Lower	10`0" x 4`11"
Bonus Room	Second	18`1" x 16`8"
Den	Lower	13`7" x 6`8"

Room	Level	Dimensions
Living Room	Main	16`9" x 14`5"
Bedroom	Second	12`2" x 9`9"
4pc Ensuite bath	Second	10`11" x 9`0"
2pc Bathroom	Main	5`6" x 4`11"
Family Room	Lower	21`9" x 14`6"
Bedroom	Lower	14`0" x 9`1"
Dining Room	Main	14`1" x 10`0"

Laundry	Main	8`0" x 5`4"	Furnace/Utility Room	Lower	11`0" x 10`6"
Foyer	Main	8`9" x 6`10"	Pantry	Main	3`11" x 3`11"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **0013179**

Zoning: **R-CG**

Remarks

Pub Rmks: **This four bedroom, beautifully maintained home features over 2600 SQFT of developed space on three levels, is ideally located on a quiet street with a kid's playground just around the corner. The home offers a bright, open plan with vaulted entry, family room with fireplace with slate surround, eating nook and kitchen with hickory cabinets, slate backsplash and island with breakfast bar, and newer stainless appliances. A designated laundry room and powder room complete the main floor. The second floor features a bonus room with vaulted ceilings and built-in desk and tv cabinet, as well as three bedrooms, including primary bedroom with walk-in closet and ensuite with a deep soaker tub and separate shower. The basement has been finished with a large rec room, 3-piece bathroom, den, and 4th bedroom. Fully fenced and landscaped back yard with recently replaced deck, and an insulated attached double garage. This home is spotless and shows true pride of ownership!! Easy to show, book your private showing today, 130 Valley Stream Circle NW. Value priced at \$749,900.**

Inclusions: **None**
 Property Listed By: **RE/MAX Landan Real Estate**

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











