



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 VALLEY CREST Rise, Calgary T3B 5Y9**

MLS®#: **A2175080** Area: **Valley Ridge** Listing **10/24/24** List Price: **\$779,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2005** Abv Sqft: **2,308**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,617 sqft** Ttl Sqft: **2,308**  
 Lot Shape:

DOM

**5**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 14`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 16`11"</b>	<b>Den</b>	<b>Main</b>	<b>10`1" x 9`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`9" x 11`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`8" x 9`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`9"</b>
<b>Family Room</b>	<b>Upper</b>	<b>18`11" x 19`3"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`4" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`11" x 5`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>22`7" x 21`6"</b>

**3pc Bathroom  
Bedroom**

**Lower  
Lower**

**10`3" x 8`7"  
10`3" x 13`5"**

**Storage**

**Lower**

**15`2" x 13`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0310496**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Discover the perfect location in the sought-after community of Valley Ridge, located on a quiet street walking distance to scenic pathways and parks. Easy access to Stoney Trail which takes you anywhere you need to be in the city or escape to the Rocky Mountains. As you enter, you'll be greeted by vaulted ceilings and an abundance of natural light coming from the windows and the front door. The bright and open layout is perfect for relaxing or entertaining. The main floor features a versatile den or formal dining room, while the kitchen seamlessly flows into the living room. The main floor has hardwood floors. The kitchen is equipped with granite countertops, upgraded stainless steel appliances, and a spacious corner pantry. The stainless steel refrigerator includes a convenient water dispenser. Step outside to your southwest-facing backyard, where a private deck is surrounded by lush trees. The backyard also includes a side shed with front and rear access. Additional features include a main-floor laundry with high-end Electrolux washer and dryer, central air conditioning, a high-efficiency furnace, and a tankless hot water system. Upstairs, you will find generously sized bedrooms and an open layout that continues the homes bright and spacious feel. The family bonus room offers a great spot for movie nights or a play area. Freshly steam-cleaned carpets add an extra touch to this well cared home. The professionally developed basement offers even more living space, complete with a large 3-piece bathroom, custom-built cabinetry for hobbies or additional storage, and a legal bedroom with ample natural light. Extra storage in the utility room ensures that everything stays organized. This home is a true gem, move-in ready, Don't miss the opportunity to make it your home.**

Inclusions:  
Property Listed By:

**Shed, vacuum system and attachments as is condition. Door bell alarm system  
Real Estate Professionals Inc.**

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









