



THE
A-TEAM

**RE/MAX
FIRST**

41 VALLEY CREST Close, Calgary T3B 5W9

MLS® #: **A2177094**

Area: **Valley Ridge**

Listing Date: **11/02/24**

List Price: **\$894,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,970**
Low Sqft:
Ttl Sqft: **1,970**

DOM

18
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Post & Beam,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`2"	Dining Room	Main	12`5" x 10`4"
Foyer	Main	10`3" x 9`11"	Kitchen	Main	12`7" x 16`4"
Laundry	Main	5`5" x 6`5"	Living Room	Main	12`7" x 16`5"
4pc Bathroom	Upper	8`3" x 6`1"	4pc Ensuite bath	Upper	12`4" x 7`10"
Bedroom	Upper	11`8" x 9`0"	Bedroom	Upper	11`8" x 9`0"
Bonus Room	Upper	17`2" x 13`0"	Bedroom - Primary	Upper	12`7" x 14`2"
Walk-In Closet	Upper	12`4" x 4`11"	3pc Bathroom	Basement	11`8" x 8`11"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

11`10" x 10`7"
12`0" x 7`5"
7`11" x 11`5"

Bedroom
Living Room

Basement
Basement

8`5" x 12`10"
15`10" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013225

Zoning:
R-CG

Remarks

Pub Rmks:

Open house next Saturday and Sunday, November 23 and 24,2024 - from 2 pm to 4 pm. Welcome to luxury living in the prestigious Valley Ridge Golf Community! This recently renovated home with a fresh, modern look combines elegance and modern comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open to below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Louise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master suite with a private ensuite, large bonus room, and additional common washroom. Legal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space - ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light. Ample storage and closet space. Don't miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities.

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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











