



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 VALOUR Circle, Calgary T3E 7B6**

MLS®#: **A2180050**      Area: **Currie Barracks**      Listing **11/20/24**      List Price: **\$1,488,000**  
 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: **2023**      Abv Sqft: **2,187**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,434 sqft**      Ttl Sqft: **2,187**  
 Lot Shape:

DOM

**31**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Corner Lot,Level**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 15`4"	Kitchen	Main	19`4" x 15`4"
Dining Room	Main	14`0" x 13`2"	Foyer	Main	6`4" x 6`0"
Mud Room	Main	8`0" x 5`9"	2pc Bathroom	Main	6`2" x 4`11"
Bedroom - Primary	Upper	17`11" x 12`6"	Walk-In Closet	Upper	9`8" x 7`2"
5pc Ensuite bath	Upper	12`10" x 8`3"	Bedroom	Upper	11`5" x 10`6"
Bedroom	Upper	11`2" x 11`2"	Laundry	Upper	6`7" x 3`11"
4pc Bathroom	Upper	10`5" x 4`11"	Family Room	Lower	34`3" x 18`7"

Bedroom  
Furnace/Utility Room

Lower  
Lower

11`8" x 9`10"  
10`5" x 6`8"

4pc Bathroom

Lower

10`4" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1912041**

Zoning:  
**DC**

Remarks

Pub Rmks:

**BASEMENT NOW FINISHED & LANDSCAPING COMPLETE | Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 114 Valour Circle SW is a masterfully crafted home, boasting a contemporary inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with an upgraded Thermador appliance package, mosaic marble backsplash and an expansive oversized island perfect for culinary creations and entertaining guests. Cozy up by the living room gas fireplace, artfully surrounded by custom millwork. Enjoy the thoughtful design that extends to the primary retreat with 9-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring an oversized family room, one additional bedroom, and the utility of a 4-piece bathroom. Step outside to discover the backyard and with an oversized double detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system. Immerse yourself in a meticulously crafted home built for better living, 114 Valour Circle SW is waiting for you. Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home. Schedule your private tour today to experience the exceptional lifestyle awaiting you in Currie.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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



















