



THE
A-TEAM

**RE/MAX
FIRST**

61 VALLEY CREST Close, Calgary T3B 5X1

MLS®#: **A2180303** Area: **Valley Ridge** Listing Date: **11/30/24** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 09-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,008**
 Low Sqft:
 Ttl Sqft: **2,008**

DOM

53
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**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **High Ceilings, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 12`2"	Dining Room	Main	12`6" x 11`4"
Living Room	Main	16`10" x 13`7"	Family Room	Basement	14`0" x 12`10"
Game Room	Basement	10`11" x 9`8"	Mud Room	Main	9`3" x 7`6"

Covered Porch
Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom

Main 7'5" x 4'0"
Upper 15'9" x 14'7"
Upper 13'2" x 11'8"
Main 7'1" x 5'4"
Upper 7'9" x 4'11"

Foyer
Bedroom
Bedroom
4pc Bathroom
4pc Ensuite bath

Main 8'4" x 7'7"
Upper 19'0" x 12'0"
Basement 13'6" x 8'9"
Basement 10'8" x 6'2"
Upper 10'8" x 8'9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0013225**

Zoning:
R-CG

Remarks

Pub Rmks: **Amazing designed both inside & out. This beautiful 3-bedroom home in Valley Ridge with a FULLY FINISHED BASEMENT, HEATED DOUBLE GARAGE and a West facing yard backing onto a green space for the ultimate in privacy. You are welcomed into the home to 9' ceilings and an open floor plan. The kitchen boasts a stainless-steel appliance package, a walk-through pantry, and looks out over the raised breakfast bar to the living room with an abundance of natural light flooding in from the West facing windows over the exquisite stone fireplace. Upstairs you'll find a huge master bedroom with a walk in closet and luxurious master ensuite. Two additional upstairs bedrooms and a four-piece bathroom gives lots of space for a growing family. The lower level consists of a 4th bedroom, a 4th bathroom, and an open Rec Room with a rough-in for a wet bar. The double heated garage is fully finished with a bonus raised storage area. Other recently upgraded items are 75-gallon hot water tank (2024), dishwasher, stove, washer, and dryer (2022), and water softener (2014). This is the perfect house to call your next home so book a showing to find the peace and tranquility only Valley Ridge can provide.**

Inclusions: **White Ikea cubic shelves in basement, Black Fridge in Garage, Window blinds, TV wall mount on the main floor**
Property Listed By: **RE/MAX Realty Professionals**

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









