



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2180911** Area: **Currie Barracks** Listing Date: **11/27/24** List Price: **\$2,790,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,822 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,605**  
 Low Sqft:  
 Ttl Sqft: **2,605**

DOM

**66**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Irregular Lot,Landscaped,Private,Treed**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Gas Range,Range Hood,Washer/Dryer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	55`3" x 48`11"
Dining Room	Main	55`6" x 48`11"
Mud Room	Main	23`9" x 22`2"
Nook	Upper	32`3" x 28`2"
Walk-In Closet	Upper	48`2" x 26`0"
Bedroom	Upper	48`2" x 39`11"

Room	Level	Dimensions
Kitchen	Main	51`8" x 51`1"
Foyer	Main	31`2" x 27`4"
2pc Bathroom	Main	28`2" x 19`2"
Bedroom - Primary	Upper	48`11" x 45`8"
5pc Ensuite bath	Upper	46`9" x 28`2"
Library	Upper	44`3" x 39`1"

**3pc Bathroom**  
**Bedroom**  
**Game Room**  
**Furnace/Utility Room**

**Upper**  
**Lower**  
**Lower**  
**Lower**

**34`9" x 16`2"**  
**67`6" x 44`3"**  
**51`11" x 37`6"**  
**64`0" x 17`0"**

**Media Room**  
**Nook**  
**3pc Bathroom**

**Lower**  
**Lower**  
**Lower**

**49`6" x 48`11"**  
**29`6" x 19`2"**  
**31`5" x 19`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1912041**

Zoning:  
**DC**

Remarks

Pub Rmks: **Experience luxury living in Currie, a vibrant inner-city community where historic charm meets modern elegance. Nestled on Currie's prestigious Valour Park, 82 Valour Circle SW is a masterpiece by Empire Custom Homes. This thoughtfully designed residence combines contemporary interior style with superior craftsmanship. As you step inside, you're greeted by marble mosaic flooring, custom railing and soaring 10-foot ceilings on the main level. The gourmet kitchen, crafted by Empire Kitchen & Bath, is a culinary haven featuring a Cornufe range and Sub-Zero refrigerator and freezer, and a generously sized island perfect for entertaining. The cozy living room has a feature fireplace with vintage french marble surround. The thoughtful design continues upstairs in the park facing primary retreat, with 9-foot ceilings and a spacious walk-in closet with sink, washer and dryer to ensure comfort and convenience. The 5 piece ensuite bathroom offers a spa-like experience with a dual vanity, a standalone tub, shower with tiled bench, abundant cabinetry for linen storage and heated floors for ultimate relaxation. The fully finished basement provides additional living space, complete with a bedroom, media/family room and wet bar, catering to various lifestyle needs. The backyard has an outdoor living space with a large fireplace and two ceiling infrared heaters for ultimate comfort. Additionally, there is an oversized double detached garage that offers plenty of room for storage and parking. This home is built with your well-being in mind, featuring healthy living enhancements such as wool carpet and formaldehyde-free insulation. Triple-pane windows and a high-efficiency furnace with a 3-zone system ensure energy efficiency and comfort year-round. 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: **Sub-Zero combination drawers**  
**Century 21 Bamber Realty LTD.**

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













