



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**247 VALLEY POINTE Way, Calgary T3B 6B4**

MLS®#: **A2182280**      Area: **Valley Ridge**      Listing Date: **12/05/24**      List Price: **\$970,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **5,478 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,434**  
 Low Sqft:  
 Ttl Sqft: **2,434**

DOM

**16**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Garden**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Chandelier,Double Vanity,Granite Counters,Open Floorplan,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	9`4" x 8`6"	Office	Main	9`11" x 11`9"
Kitchen	Main	15`4" x 12`9"	Living Room	Main	15`5" x 12`3"
Dining Room	Main	6`7" x 12`6"	Bedroom - Primary	Upper	15`4" x 12`5"
5pc Ensuite bath	Upper	11`11" x 14`6"	Walk-In Closet	Upper	6`1" x 12`2"
Laundry	Upper	5`2" x 7`10"	Bonus Room	Upper	17`11" x 18`2"
Bedroom	Upper	10`11" x 14`0"	Bedroom	Upper	10`9" x 13`10"
4pc Bathroom	Upper	4`11" x 9`0"	Kitchen	Basement	7`0" x 11`3"

Living/Dining Room Combination  
Bedroom Basement

14`11" x 12`10"  
10`5" x 12`2"

4pc Bathroom  
Bedroom  
Legal/Tax/Financial

Basement  
Basement

6`10" x 5`0"  
10`4" x 11`2"

Title:  
**Fee Simple**  
Legal Desc:

**1112551**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**What more could you want than a massive 3400SQFT 5BED/3.5BATH home on an OVERSIZED CORNER LOT, with a LEGAL SUITED BASEMENT, a SUNNY Southwest backyard oasis, plenty of NATURAL LIGHT, all within steps to some of Calgary's most stunning WALKING TRAILS overlooking the BOW VALLEY and ROCKY MOUNTAINS. Welcome to 247 Valley Pointe Way, nestled in the charming and tranquil Valley Ridge, where nature meets sophistication. As you walk through the grand entrance you will notice the fine details throughout the home, passing by a HUGE OFFICE and into the large and LUXURIOUS KITCHEN space, perfect for hosting over the holidays with its HUGE GRANITE ISLAND, wine cooler, stainless steel appliances including a GAS RANGE, and tons of STORAGE. Beside it you'll find an OPEN CONCEPT dining room and living room with a cozy GAS FIREPLACE for the chilliest nights. And for the summer, an entrance to the comfy back patio with PERGOLA to enjoy the garden space while watching the sunsets. Up the stairs you'll see a quaint FAMILY ROOM for the late-night movies, 2 LARGE GUEST BEDROOMS, and a master bedroom with a MASSIVE 5 PIECE BATHROOM AND WALK-IN CLOSET, and another full guest bathroom. With it's own private side entrance, heading down stairs to the LEGAL BASEMENT SUITE you will admire the open concept and spacious design with a large island and tasteful appliances and millwork. This location is perfect for living in the city and just 15-20 mins from DT but enjoying the peaceful nature and fresh air of the outdoors. Book a showing with your favorite realtor today!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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













