



THE
A-TEAM

**RE/MAX
FIRST**

134 VALLEY STREAM Circle, Calgary T3B 5W2

MLS®#: **A2188832** Area: **Valley Ridge** Listing Date: **01/20/25** List Price: **\$879,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,130 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,109**
 Low Sqft:
 Ttl Sqft: **2,109**

DOM

2
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,Cul-De-Sac**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Microwave,Range Hood,Refrigerator**
 Int Feat: **Chandelier,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"
Foyer	Main	8`3" x 6`11"
Living Room	Main	14`6" x 16`8"
4pc Bathroom	Upper	9`0" x 4`11"
Bedroom - Primary	Upper	14`1" x 15`0"
Bedroom	Upper	10`9" x 11`0"
Walk-In Closet	Upper	5`6" x 5`2"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`2"
Kitchen	Main	10`8" x 14`0"
Office	Main	11`9" x 8`2"
5pc Ensuite bath	Upper	11`8" x 12`1"
Bedroom	Upper	11`8" x 11`4"
Bonus Room	Upper	18`1" x 13`7"
3pc Bathroom	Basement	5`1" x 9`4"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**12`10" x 9`0"
18`2" x 6`5"**

Game Room

Basement

23`11" x 20`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0013179

Remarks

Pub Rmks:

This beautifully renovated home in the community of Valley Ridge offers 2,970 sq ft of fully developed living space 4 bed 3.5 bath, designed to accommodate your family's every need. Step into the grand entrance with soaring high ceilings, flooding the home with natural light and creating a striking first impression. The main floor features premium finishes, including modern laminate flooring, a stunning painted shaker cabinet kitchen, window blinds, and complete with quartz countertops, a built-in microwave and oven, and a sleek electric cooktop. The cozy living room boasts a fireplace finished with elegant black tile, perfect for unwinding after a long day. Working from home? Enjoy the convenience of a main-floor office, thoughtfully designed for productivity and comfort. Upstairs, you'll find a spacious bonus room ideal for family movie nights or game time. The level also includes two generously sized bedrooms, a full main bathroom, and a luxurious master retreat. The master suite features a custom feature wall, a spa-like ensuite with a double vanity, a freestanding tub, and a fully tiled custom shower your personal sanctuary. The fully developed basement adds versatility to this home with an additional bedroom and bathroom, providing the perfect space for an older child or guest. The open rec room offers endless possibilities for entertainment or relaxation. As we head outside, the flat backyard is perfect for children to play and enjoy summer days, while the sizeable deck is ready for late-night BBQs and gatherings. Not to mention this home is equipped with an AC unit making sure the entire family stays cool in the hot summer. This home has it all book your showing today!

Inclusions:
Property Listed By:

**N/A
Real Broker**

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









