

# \$700,000 - 68 Valley Stream Close Nw, Calgary

MLS® #A2089195

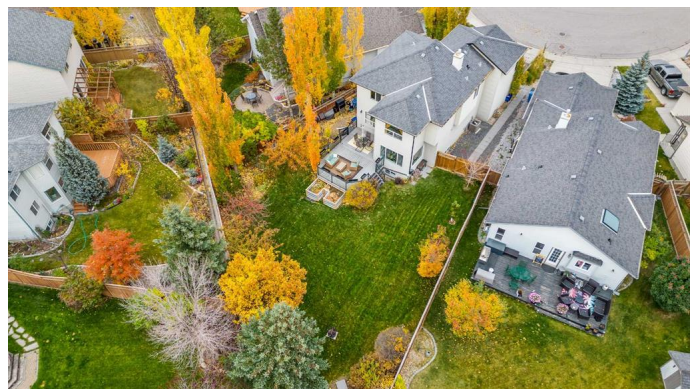
**\$700,000**

5 Bedroom, 4.00 Bathroom, 2,117 sqft

Residential on 0.18 Acres

Valley Ridge, Calgary, Alberta

This is the one you have been waiting for! With over 2940 sq ft of developed space, on a quiet cul-de-sac and a massive 7685 sq ft pie shaped lot, this beautiful Valley Ridge home is sure to impress. As you enter the property you are greeted by tile flooring and the formal dining room/flex room. Updated kitchen with large center island, stainless steel appliances, tile backsplash, corner pantry, and tons of cabinetry and counter space. Open to the living room with refinished built-ins, cozy tile faced gas fireplace, and large picture window. Adjoining eating nook flooded with natural light with sliding doors out to the composite deck with aluminum and glass railings. Head upstairs to the large bonus room with vaulted ceilings, the perfect kids play area or family movie room! The spacious primary suite can accommodate any size bedroom furniture and features a walk-in closet and full ensuite bathroom with soaker tub and separate shower. Good sized second and third bedrooms, convenient laundry room, and another full 4-piece bathroom complete this well laid out upper level. Next head down to the fully finished basement with a huge rec/family room with a second gas fireplace and French doors to the den/guest bedroom. Another good sized 5th bedroom and spacious 4-piece bathroom allows this home to accommodate large families or great guest, teenager, or mother in law space! Last but not least is the stunning backyard oasis, on a massive pie lot with a sunny SW exposure to



enjoy all the warmth on those late summer nights! Fully fenced and maturely landscaped with big trees for a tranquil and private space. All of this located in the highly sought after community of Valley Ridge steps to tons of green spaces, parks, ravine trails, Valley Ridge Golf Course, and shopping. Quick access in and out and to the mountains with the newly completed SW ring road. Not to mention minutes to COP/Winsport, Calgary Farmers Market, and tons of new shopping and amenities in Trinity Hills and Greenwich! This home is a must see and shows very well!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2089195    |
| Price          | \$700,000   |
| Sold Price     | \$725,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,117       |
| Acres          | 0.18        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 68 Valley Stream Close Nw |
| Subdivision | Valley Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3B 5V8                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 2nd, 2023  |
| Date Sold      | November 10th, 2023 |
| Days on Market | 8                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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