

\$709,900 - 23 Valley Stream Manor Nw, Calgary

MLS® #A2109839

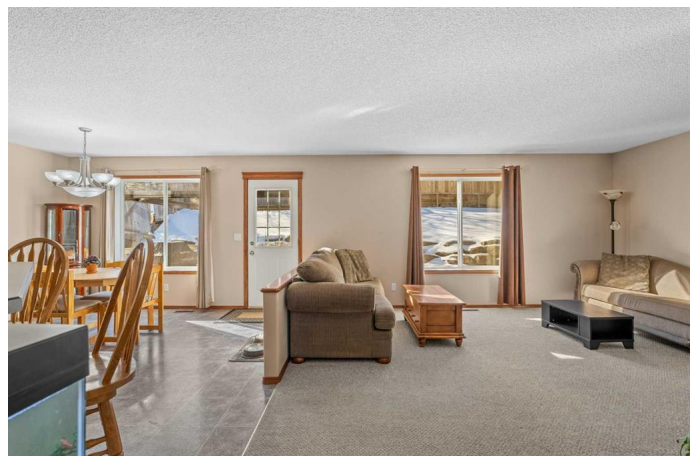
\$709,900

3 Bedroom, 3.00 Bathroom, 2,310 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

Lovely one owner home situated on a quite street offering beautiful river valley views! Excellent great room floor plan is full of natural light and will accommodate many different family configurations. Kitchen is open to the living and dining rooms and is highlighted by and abundance of cabinetry, ample counterspace with a raised breakfast bar, stainless steel appliances, tile backsplash, and a large walkthrough pantry. Spacious dining area will accommodate a large table and features a garden door out to the rear deck and sunny backyard. Spacious adjacent living room features a cozy corner gas fireplace. Main floor office can also be used as your formal dining room, you decide. Convenient main floor laundry located in the rear mud room. Three generous bedrooms up including the primary suite complete with a private ensuite bath with corner jetted tub, his and hers sinks, separate shower, and walk-in closet. The huge and flexible bonus room can easily be used to suit your specific needs. The basement is set up well for future development with a wide-open plan and roughed in for a future bathroom. New 2 stage Trane furnace installed within the last 18 months, updated water tank, and insulation was upgraded, when the home was originally built, to a higher than average R-value. Valley Ridge is known for its numerous walking/hiking paths and trails that wind through the environmental reserve down to the Bow River and Bowness Park. The community association is very active and



plans many activities throughout the year and offers a great skating rink in the winter. Easy access via TransCanada & Stoney Trail to COP/WinSport, The Rocky Mountains, U of C, Market Mall, Foothills and Children’s Hospital, shopping, multiple restaurants. The total package home!

Built in 2002

Essential Information

MLS® #	A2109839
Price	\$709,900
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	23 Valley Stream Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5V9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, Jetted Tub, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 27th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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