

\$714,000 - 53 Valley Stream Circle Nw, Calgary

MLS® #A2135164

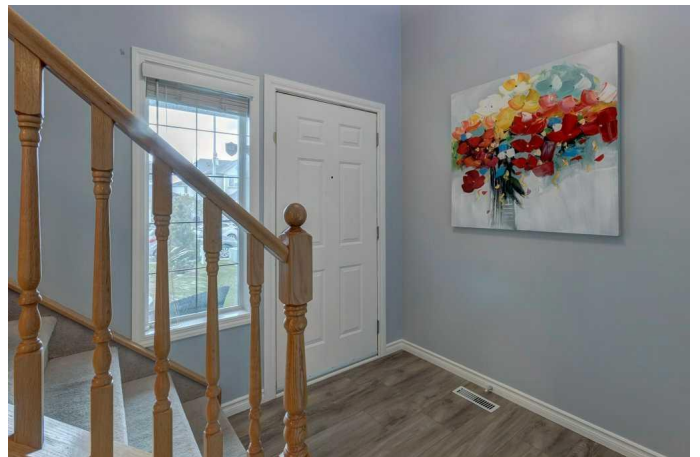
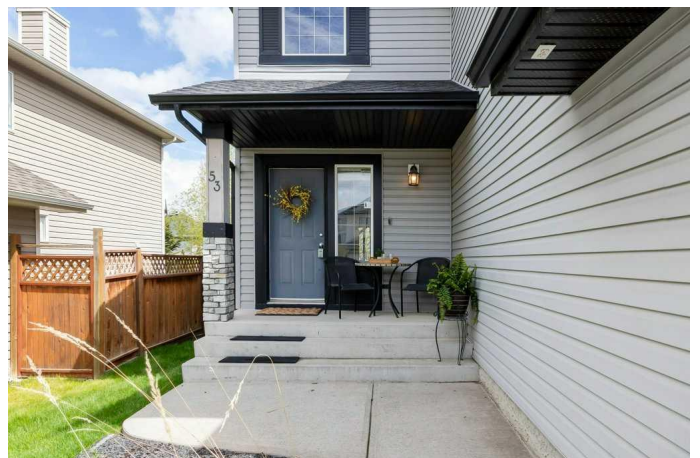
\$714,000

5 Bedroom, 4.00 Bathroom, 1,946 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

Welcome Home to this fantastic, fully finished, 5 bed, 3.5 bath family home boasting over 2700 sq ft of living space! Ideally located on a quiet Circle in West Valley Ridge just steps to a tot lot and soccer fields with great sledding hills! The back of the home enjoys east exposure which bathes the kitchen and dining area in morning sunshine. The large deck is perfect for savouring a quiet coffee or hosting a friends/family BBQ while the kids play in the spacious yard. The main floor was recently updated with luxury vinyl plank flooring + newer appliances and boasts a huge walk through pantry via the main floor laundry room just off the garage entrance. Upstairs you'll find a massive bonus room with fireplace, perfect for the kids playroom, studying/homework, and for family game/movie nights! There are also 2 generously sized kids rooms with a 4 piece bathroom to share. The principle bedroom enjoys a walk-in closet and beautiful, 5 piece ensuite that floods with morning sun. The lower level was professionally finished with dry core sub-floor in 2015, adding an additional 2 bedrooms with egress windows, 3 piece bath and the perfect rec space for working out, or whatever else suits your family's needs! This home is full of extra features including: CENTRAL AIR CONDITIONING, CENTRAL VACUUM, HIGH EFFICIENCY FURNACE in 2020, 60 gal HOT WATER TANK, DRY CORE basement flooring, sump pump for extra protection and tons of storage in the utility



room + NO POLY B PLUMBING in this home!
Valley Ridge is a beautiful, family-focused neighbourhood with an outstanding community association, Golf Course, sport courts, ice rinks, gorgeous views along pathways to the Bow River, Bowness Park and beyond. You'll love the great access to Stoney Trail north and south as well as quick escapes west to the mountains on Hwy 1. Don't miss this absolute gem of a home in a highly sought after NW location - call your Realtor and book your showing soon! Some virtual staging used to show room design potential.

Built in 2001

Essential Information

MLS® #	A2135164
Price	\$714,000
Sold Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,946
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	53 Valley Stream Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5W2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Gentle Sloping, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 12th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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