

\$715,000 - 56 Valley Stream Circle Nw, Calgary

MLS® #A2143639

\$715,000

3 Bedroom, 3.00 Bathroom, 1,883 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Beautiful 2 storey family home in the desirable, quiet neighbourhood of Valley Ridge! Minutes to public transportation, steps to a playground, & close to the Bow River, Rocky Mountains, & Canada Olympic Park! Located on a quiet street the property enjoys a private West facing backyard & offers 1883 ft² of well designed above grade living space! The main floor welcomes you home with a spacious vaulted entry & leads to the open concept living area at the West end of the floor plan; the primary living spaces enjoy copious amounts of natural light. The living room features a cozy corner gas fireplace & the spacious kitchen is complete with a large center island, loads of cupboard/counter space, a corner pantry, & stainless steel appliances including a duel fuel range (gas cook top & electric oven). The bright & sunny dining area overlooks the West facing, beautifully landscaped backyard which includes a huge deck, ideal for entertaining. The mature landscaping creates a private and serene environment. 220V wiring & concrete pad for a hot tub is conveniently located just off the large deck. A half bath & laundry/mudroom complete the main floor. Upstairs you will find a huge bonus room, full bath & 3 generous sized bedrooms including the primary suite w/ walk in closet & 4pc en-suite. The basement is unspoiled & awaits your finishing touches with rough in for a future bathroom & large windows. Central Air Conditioning keeps you comfortable all year &



the double attached garage takes the edge off the Winter commute. Recent updates include NEW FURNACE (2021), NEW ROOF (2022), NEW DISHWASHER (2023), NEW HOOD FAN (2021) and DUAL FUEL RANGE (2018). Valley Ridge is a welcoming community with an active community center & amenities designed to foster engagement; you will enjoy the community garden, skating rink, fitness park, and ample green space. Call for more information!

Built in 2000

Essential Information

MLS® #	A2143639
Price	\$715,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,883
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Valley Stream Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W2

Amenities

Amenities	Community Gardens, Golf Course, Park, Picnic Area, Playground
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Parking Spaces 4
Parking Double Garage Attached, Front

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

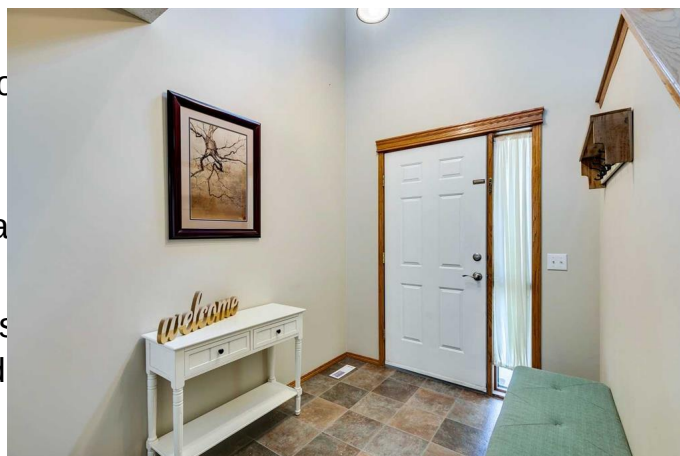
Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished



Exterior

Exterior Features None

Lot Description Lawn, Low Maintenance Landscape, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2024

Date Sold July 11th, 2024

Days on Market 8

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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