

# \$759,000 - 39 Valley Stream Place Nw, Calgary

MLS® #A2168839

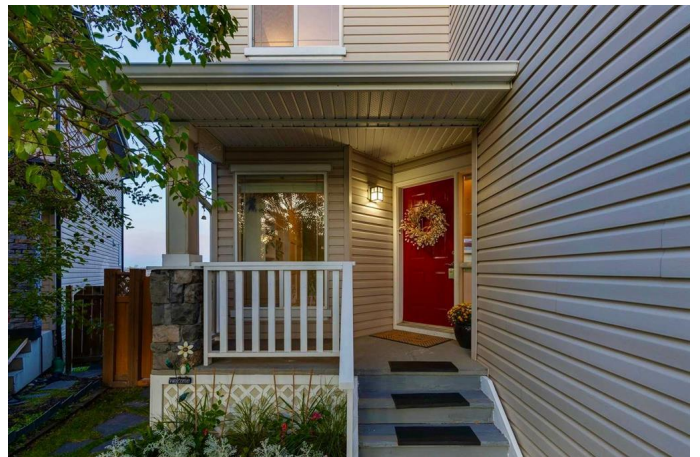
**\$759,000**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

Welcome to this GORGEOUS home located in the desirable community of Valley Ridge! With over 2660sqft of developed living space, this home is perfect for family gatherings and entertaining. PRIDE OF OWNERSHIP is obvious with its well maintained condition. You'll be immediately impressed with its COMFORTABLE and FUNCTIONAL layout. The main floor plan lets gatherings easily flow from the living room to the dining room and kitchen, then out to the private deck overlooking a GORGEOUS large pie shaped backyard. The main floor is drenched with NATURAL LIGHT drawing you in to enjoy the space. The kitchen features brand new QUARTZ countertops, SS appliances, breakfast bar, pantry and ample of storage. The bright front office, 2 piece powder room and laundry complete the main level. The open staircase leads you to the second floor where the primary bedroom offers a walk-in closet and a spa-like ensuite with corner tub and separate shower. The two additional bedrooms and 4pc bathroom complete the upper level. The fully developed WALKOUT basement features a large RECREATION ROOM with custom built-ins, centrally located WET BAR, 4th bedroom, 3 piece bath and additional storage. Additional features include AIR-CONDITIONING, brand new furnace, underground SPRINKLER SYSTEM, central vacuum system, BEVERAGE FRIDGE, outdoor storage shed and NO POLY-B plumbing. Close to schools, parks, walking



paths, golf, shopping, Canada Olympic Park, Farmers Market and the mountains. This property is one you won't want to miss!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2168839    |
| Price          | \$759,000   |
| Sold Price     | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,840       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 39 Valley Stream Place Nw |
| Subdivision | Valley Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3B 5W1                   |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove,  |

|                 |   |
|-----------------|---|
|                 | Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Electric, Gas, Living Room, Basement  |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage, Lighting  |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Landscaped, Level, Street Lighting, Underground Sprinklers, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 4th, 2024  |
| Date Sold      | October 10th, 2024 |
| Days on Market | 6                  |
| Zoning         | R-CG               |
| HOA Fees       | 0.00               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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