



# 247 Valley Pointe Way Calgary Alberta

\$970,000

What more could you want than a massive 3400SQFT 5BED/3.5BATH home on anOVERSIZED CORNER LOT, with a LEGAL SUITED BASEMENT, a SUNNY Southwestbackyard oasis, plenty of NATURAL LIGHT, all within steps to some of Calgary's most stunningWALKING TRAILS overlooking the BOW VALLEY and ROCKY MOUNTAINS.Welcome to 247 Valley Pointe Way, nestled in the charming and tranquil Valley Ridge,where nature meets sophistication.As you walk through the grand entrance you will notice the fine details throughout the home,passing by a HUGE OFFICE and into the large and LUXURIOUS KITCHEN space, perfect forhosting over the holidays with its HUGE GRANITE ISLAND, wine cooler, stainless steelappliances including a GAS RANGE, and tons of STORAGE. Beside it you'll find an OPENCONCEPT dining room and living room with a cozy GAS FIREPLACE for the chilliest nights.And for the summer, an entrance to the comfy back patio with PERGOLA to enjoy the gardenspace while watching the sunsets.Up the stairs you'll see a quaint FAMILY ROOM for the late-night movies, 2 LARGE GUESTBEDROOMS, and a master bedroom with a MASSIVE 5 PIECE BATHROOM AND WALK-INCLOSET, and another full guest bathroom.With it's own private side entrance, heading down stairs to the LEGAL BASEMENT SUITE youwill admire the open concept and spacious design with a large island and tasteful appliancesand millwork.This location is perfect for living in the city and just 15-20 mins from DT but enjoying the peaceful nature and fresh air of the outdoors. Book a showing with your favorite realtor today! (id:6769)

Kitchen 7.00 Ft x 11.25 Ft  
Living room/Dining room 14.92 Ft x 12.83 Ft  
4pc Bathroom 6.83 Ft x 5.00 Ft  
Bedroom 10.42 Ft x 12.17 Ft  
Bedroom 10.33 Ft x 11.17 Ft  
Other 9.33 Ft x 8.50 Ft  
Office 9.92 Ft x 11.75 Ft  
Kitchen 15.33 Ft x 12.75 Ft

Dining room 6.58 Ft x 12.50 Ft  
Primary Bedroom 15.33 Ft x 12.42 Ft  
5pc Bathroom 11.92 Ft x 14.50 Ft  
Other 6.08 Ft x 12.17 Ft  
Laundry room 5.17 Ft x 7.83 Ft  
Bonus Room 17.92 Ft x 18.17 Ft  
Bedroom 10.92 Ft x 14.00 Ft  
Bedroom 10.75 Ft x 13.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



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Mirror

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Living room 15.42 Ft x 12.25 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft