



# 35 Valley Crest Close Calgary Alberta

\$835,000

Welcome home! This immaculate walkout bungalow is the one you have been waiting for. Meticulously kept and well cared for, the pride of ownership in this warm and inviting home is evident throughout. As you enter, beautiful wide plank flooring will lead you past the formal dining area into an open-concept living space with soaring ceilings. The kitchen features an island with a raised eating bar, timeless white cabinetry, quartz countertops, stainless steel appliances, and a corner pantry. Enjoy the morning sunlight in your breakfast nook, which opens onto a deck overlooking the backyard. In the living room you'll love the cozy gas fireplace and large windows that allow natural light to fill the space. The main floor boasts two bedrooms and two full bathrooms. The spacious primary retreat has plenty of space for a king-bedroom set. You will also find a full ensuite bathroom with a tub, shower, and private water closet, as well as a roomy walk-in closet. The second bedroom on this floor would make a great home office or den. Laundry on the main level. Head downstairs to the fully developed walk-out living space complete with 2 large bedrooms, a comfortable living area, a third full washroom with tub/shower, and additional large flex space. This property is truly move-in ready with numerous recent improvements in 2023 including furnace and air conditioning, water softener, garage door, modern light fixtures, and paint. You will find plenty of storage space, with built-in shelving in the garage and extensive outdoor storage accessed through the backyard. The comfortable backyard has a brick patio for seating as well as the option for RV parking. For those with a green thumb, there are plenty of flowerbeds throughout the property along with apple trees, raspberry bushes, and rhubarb. All of this is on a corner lot on a quiet street in the mature community of Valley Ridg...

4pc Bathroom .00 M x .00 M

Bedroom 11.58 M x 14.50 M

Bedroom 14.33 M x 11.92 M

Family room 21.92 M x 22.92 M

Storage 22.08 M x 17.17 M

Recreational, Games room 18.17 M x 23.58 M

Dining room 11.17 M x 13.08 M

Living room 13.50 M x 16.67 M

Breakfast 10.58 M x 11.42 M

Kitchen 10.58 M x 13.58 M

Primary Bedroom 14.25 M x 15.75 M

3pc Bathroom .00 M x .00 M

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.calgaryrealtypro.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Bedroom 11.42 M x 11.08 M

4pc Bathroom .00 M x .00 M