



# 41 Valley Crest Close Calgary Alberta

\$739,900

Welcome to prestigious golf community VALLEY RIDGE. This spacious three-bedroom home (with a developed walk-out basement) is waiting for a new family to call it home! It features a spacious backyard with additional green space in front. Entering the south-facing foyer, you will immediately appreciate the high ceilings and the openness. The flexible open formal dining room is perfect for hosting holiday dinners but can easily convert into your home office, a sitting room, or a playroom as needed. The living room offers a cozy fireplace and warm hardwood floors overlooking the kitchen. Bright large windows bring in tons of natural light overlooking the breakfast nook, where you can take advantage of the breakfast bar and the balcony. Upstairs, the bonus room features a second fireplace and additional recreation space for your family. The sizeable primary bedroom has a massive walk-in closet and a spacious ensuite bathroom with a stall shower and jetted soaker tub. Outside, the additional two bedrooms are spacious and the same size, so you don't need to worry about anyone needing the "bigger room." Downstairs, this walkout basement has a third living room with a bar, a third fireplace, and a full bathroom. There's also tons of storage space! A concrete patio overlooking the firepit and garden, with columnar aspens for summer privacy. Nearby is Valley Ridge Golf Course, along with many restaurants and bars. The Calgary Farmers Market and Winsport Canada Olympic Park are only a few minutes away. Bowness Park is also less than a 10-minute drive, with easy access to Stoney Trail, 16 Avenue and an easy way out to Banff for the weekend. Call your favourite realtor now. Seller is not aware of basement permit.need to check with City. (id:6769)

3pc Bathroom 11.75 Ft x 8.83 Ft  
 Other 12.00 Ft x 7.58 Ft  
 Recreational, Games room 24.50 Ft x 26.83 Ft  
 Furnace 8.00 Ft x 11.33 Ft  
 2pc Bathroom 7.33 Ft x 3.17 Ft  
 Breakfast 12.67 Ft x 6.75 Ft  
 Dining room 12.42 Ft x 10.25 Ft

Laundry room 5.33 Ft x 6.50 Ft  
 Living room 12.58 Ft x 16.33 Ft  
 4pc Bathroom 8.25 Ft x 6.08 Ft  
 4pc Bathroom 12.25 Ft x 7.67 Ft  
 Bedroom 11.58 Ft x 9.08 Ft  
 Bedroom 11.58 Ft x 9.08 Ft  
 Bonus Room 17.08 Ft x 13.00 Ft

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See

Mirror

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Foyer 10.25 Ft x 10.08 Ft  
Kitchen 16.00 Ft x 9.58 Ft

Primary Bedroom 12.58 Ft x 14.08 Ft  
Other 12.25 Ft x 4.92 Ft