



41 Valley Crest Close Calgary Alberta

\$864,999

Final price adjustment . price to sell. it will not last long. Welcome to luxury living in the prestigious Valley Ridge Community! This recently renovated home with a fresh, modern look combines elegance and contemporary comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open-to-below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Luise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master bedroom with a private ensuite, large bonus room, and a common washroom. illegal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space - ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light, ample storage and closet space. Don't miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities. The basement is set up for short-term rentals with all brand-new furniture and accessories. The basement short-term rental allows the new owner to earn a steady income to offset the mortgage costs. Due to easy access to the mountains, there is a potential to earn approximately \$3,500 in the Summer months and \$2,500 minimum per month in the Winter months from the short-term rental. The current owner is willing to transfer the short-term rental setup to the new owner for an agreed-upon cost. (id:6769)

3pc Bathroom 11.67 Ft x 8.92 Ft
 Bedroom 11.83 Ft x 10.58 Ft
 Bedroom 12.83 Ft x 8.42 Ft
 Kitchen 12.00 Ft x 7.42 Ft
 Family room 15.83 Ft x 14.08 Ft
 Furnace 7.92 Ft x 11.42 Ft
 2pc Bathroom 7.42 Ft x 3.17 Ft
 Dining room 12.42 Ft x 10.33 Ft
 Foyer 10.25 Ft x 9.92 Ft

Laundry room 5.42 Ft x 6.42 Ft
 Living room 12.58 Ft x 16.42 Ft
 4pc Bathroom 8.25 Ft x 6.08 Ft
 4pc Bathroom 12.33 Ft x 7.83 Ft
 Bedroom 11.67 Ft x 9.00 Ft
 Bedroom 11.67 Ft x 9.00 Ft
 Bonus Room 17.17 Ft x 13.00 Ft
 Primary Bedroom 12.58 Ft x 14.17 Ft
 Other 12.33 Ft x 4.92 Ft

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

Listing Presented By:



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See

Mirror

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Kitchen 12.58 Ft x 16.33 Ft