



## 68 Valley Stream Close Calgary Alberta

\$700,000

This is the one you have been waiting for! With over 2940 sq ft of developed space, on a quiet cul-de-sac and a massive 7685 sq ft pie shaped lot, this beautiful Valley Ridge home is sure to impress. As you enter the property you are greeted by tile flooring and the formal dining room/flex room. Updated kitchen with large center island, stainless steel appliances, tile backsplash, corner pantry, and tons of cabinetry and counter space. Open to the living room with refinished built-ins, cozy tile faced gas fireplace, and large picture window. Adjoining eating nook flooded with natural light with sliding doors out to the composite deck with aluminum and glass railings. Head upstairs to the large bonus room with vaulted ceilings, the perfect kids play area or family movie room! The spacious primary suite can accommodate any size bedroom furniture and features a walk-in closet and full ensuite bathroom with soaker tub and separate shower. Good sized second and third bedrooms, convenient laundry room, and another full 4-piece bathroom complete this well laid out upper level. Next head down to the fully finished basement with a huge rec/family room with a second gas fireplace and French doors to the den/guest bedroom. Another good sized 5th bedroom and spacious 4-piece bathroom allows this home to accommodate large families or great guest, teenager, or mother in law space! Last but not least is the stunning backyard oasis, on a massive pie lot with a sunny SW exposure to enjoy all the warmth on those late summer nights! Fully fenced and maturely landscaped with big trees for a tranquil and private space. All of this located in the highly sought after community of Valley Ridge steps to tons of green spaces, parks, ravine trails, Valley Ridge Golf Course, and shopping. Quick access in and out and to the mountains with the newly completed SW ring road. Not to mention minute...

Bonus Room 18.92 Ft x 13.42 Ft

Primary Bedroom 17.92 Ft x 14.42 Ft

4pc Bathroom 9.67 Ft x 7.67 Ft

Bedroom 12.17 Ft x 9.75 Ft

Bedroom 11.17 Ft x 9.75 Ft

Laundry room 6.67 Ft x 4.92 Ft

Bedroom 9.92 Ft x 8.58 Ft

4pc Bathroom 7.67 Ft x 7.08 Ft

Furnace 10.67 Ft x 5.00 Ft

Living room 15.42 Ft x 12.50 Ft

Kitchen 15.42 Ft x 14.50 Ft

Dining room 12.75 Ft x 11.00 Ft

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

Listing Presented By:



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4pc Bathroom	7.50 Ft x 5.50 Ft	Breakfast	11.00 Ft x 7.92 Ft
Family room	25.83 Ft x 14.58 Ft	Foyer	8.00 Ft x 6.00 Ft
Bedroom	9.42 Ft x 9.17 Ft	2pc Bathroom	5.17 Ft x 4.58 Ft