



74 Valley Brook Circle Calgary Alberta

\$719,900

WELCOME HOME! This move-in ready home on a peaceful street in a highly desirable location--just minutes from Trinity Hills shopping, Canada Olympic Park (COP), WinSport facilities, and quick access to both Stoney Trail and Highway 1 for an easy commute or a weekend mountain getaway! This spacious home offers over 2,560 sq. ft. of developed living space and sits on a large, beautifully landscaped lot with mature grass, a blooming lilac tree, and a massive deck. Inside, you'll find fresh paint throughout and a bright, open-concept layout. The updated kitchen offers a beautiful island, lots of prep space, and a cheerful, airy feel that flows into the dining area overlooking the backyard. Immaculate hardwood floors span the main level, which includes a welcoming foyer with soaring 17-ft ceilings, a cozy living room with a gas fireplace, main floor laundry, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms and a 4-piece main bath. The primary bedroom is complete with vaulted ceilings, a large walk-in closet and a spacious ensuite featuring a soaker tub and separate shower. The fully finished basement offers a huge recreation room with a second gas fireplace, a fourth bedroom, full bathroom, and a finished storage area. Additional highlights include a one year old roof, new ultra high efficiency furnace, and AC for those hot summer days. With tons of amenities steps away such as walking/biking paths along the river, pickleball courts, outdoor rink, community center, golf course, and the new Trinity Hills and COP area a short distance away, this home offers long-term value and convenience. Don't miss this fantastic opportunity--this home truly has it all! (id:6769)

4pc Bathroom 9.75 Ft x 4.92 Ft

Bedroom 12.75 Ft x 8.08 Ft

Recreational, Games room 21.83 Ft x 16.00 Ft

Storage 11.25 Ft x 6.33 Ft

2pc Bathroom 5.42 Ft x 4.75 Ft

Dining room 13.92 Ft x 9.83 Ft

Foyer 8.92 Ft x 7.25 Ft

Kitchen 10.67 Ft x 14.42 Ft

Laundry room 7.83 Ft x 5.33 Ft

Living room 14.33 Ft x 16.58 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

4pc Bathroom 9.92 Ft x 10.75 Ft

Bedroom 10.33 Ft x 10.92 Ft

Bedroom 13.17 Ft x 13.08 Ft

Primary Bedroom 14.25 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
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