



90 Valley Pointe Way Calgary Alberta

\$799,900

Welcome to the newest part of coveted Valley Ridge, Valley Pointe Estates where your growing family's next home is waiting for you. Your new home is on a QUIET INNER STREET & balances privacy, accessibility to Downtown (20 mins), & unparalleled connection to the Great Outdoors (Kananaskis & the beautiful Rocky Mountains in as little as 40 mins!). You've been searching for that Forever Home: your home will continue to serve you for many years to come, & will grow with your family throughout each lifestyle milestone. This home is CERTIFIED BUILT GREEN, meaning it's 1) ENERGY-EFFICIENT - Long-term cost-savings less than \$450/mo throughout the year 2) More comfortable & quieter home 3) Has higher RESALE VALUE (TANKLESS HOT WATER, ALL TRIPLE PANE WINDOWS, HRV to name a few upgrades). Not to mention this home is MOVE-IN-READY through exceptional CURB APPEAL & LOW MAINTENANCE front: COMPOSITE SIDING, NO GRASS that extends from front to sides of home, & IMMACULATE condition. *WOW* Walking in you'll feel right at home with excellent flow from the VAULTED CEILING entrance, to the OPEN CONCEPT kitchen/dining/living room. Imagine entertaining family & guests who are anticipating your culinary creations as you prepare the meal on the ample GRANITE COUNTERTOPS (incl bathrooms), grabbing what you need from the corner pantry. While your partner is out on your VINYL DECK firing up the BBQ, they are looking after the kids & pets who are running outside in your BEAUTIFUL LANDSCAPED YARD which is also very private with NO NEIGHBOURS BEHIND set onto a backdrop of the serene GREEN BELT. Keeping this outdoor space pristine is convenient with the large STORAGE SHED nearby. The young ones & pets might come inside after, so any oopsies that are bound to happen will be prevented with the water/scratch resistant NEW LUXURY LAMINATE PLANK flooring (May 2024). You feel grateful on this hot summe...

Foyer 5.83 Ft x 10.17 Ft

Living room 13.08 Ft x 13.42 Ft

Dining room 12.00 Ft x 10.08 Ft

Kitchen 12.00 Ft x 13.42 Ft

2pc Bathroom 5.17 Ft x 5.92 Ft

Primary Bedroom 12.17 Ft x 14.42 Ft

5pc Bathroom 12.58 Ft x 12.92 Ft

Bedroom 8.42 Ft x 14.50 Ft

Bedroom 9.00 Ft x 11.08 Ft

Family room 20.08 Ft x 13.75 Ft

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

Listing Presented By:



Originally Listed by:
Real Broker

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

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Laundry room 6.00 Ft x 6.33 Ft

4pc Bathroom 8.42 Ft x 5.75 Ft