



# 74 Valour Circle Calgary Alberta

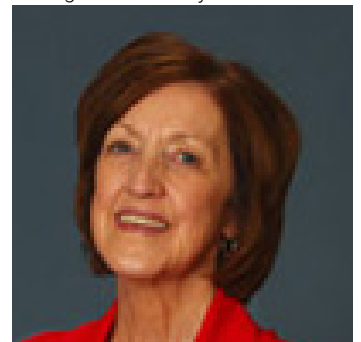
\$2,279,000

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 74 Valour Circle SW is a masterfully crafted home, boasting a french tudor and mediterranean inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with a premium 5-piece appliance package, including a coveted Cornufe range, Gaggenau fridge/freezer, Sapphire dishwasher, and an expansive oversized peninsula perfect for culinary creations and entertaining guests. Cozy up by the Town and Country living room fireplace, artfully framed by built-in custom cabinetry, offering both warmth and elegance. Enjoy the thoughtful design that extends to the primary retreat with 13-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar with Sub-Zero wine fridge, two additional bedrooms, and the utility of a 4-piece bathroom. Step outside to discover the spacious backyard and with a triple detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone sy...

- Recreational, Games room 20.58 Ft x 20.58 Ft
- Bedroom 12.42 Ft x 10.67 Ft
- Bedroom 12.25 Ft x 10.42 Ft
- Storage 6.50 Ft x 5.75 Ft
- 4pc Bathroom 10.33 Ft x 4.92 Ft
- Furnace 15.75 Ft x 7.83 Ft
- Living room 16.42 Ft x 14.92 Ft
- Other 6.75 Ft x 5.67 Ft
- 2pc Bathroom 6.67 Ft x 4.92 Ft
- Other 9.67 Ft x 6.42 Ft
- Primary Bedroom 14.92 Ft x 13.58 Ft
- Other 8.83 Ft x 6.58 Ft
- 5pc Bathroom 15.58 Ft x 8.17 Ft
- Bedroom 12.08 Ft x 11.17 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



CIR

REALTY

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**Kitchen** 17.42 Ft x 15.75 Ft

**Dining room** 14.92 Ft x 13.00 Ft

**Foyer** 11.42 Ft x 6.42 Ft

**Bedroom** 13.42 Ft x 10.33 Ft

**Laundry room** 7.83 Ft x 5.50 Ft