



# 114 Valour Circle Calgary Alberta

\$1,488,000

BASEMENT NOW FINISHED & LANDSCAPING COMPLETE | 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, 114 Valour Circle SW is a masterfully crafted home, boasting a contemporary 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 an upgraded Thermador appliance package, mosaic marble backsplash and an expansive oversized island perfect for culinary creations and entertaining guests. Cozy up by the living room gas fireplace, artfully surrounded by custom millwork. Enjoy the thoughtful design that extends to the primary retreat with 9-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 an oversized family room, one additional bedroom, and the utility of a 4-piece bathroom. Step outside to discover the backyard and with an oversized double 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 system. Immerse yourself in a meticulously crafted home built for better living, 114 Valour Circle SW...

Family room 34.25 Ft x 18.58 Ft  
 Bedroom 11.67 Ft x 9.83 Ft  
 4pc Bathroom 10.33 Ft x 4.92 Ft  
 Furnace 10.42 Ft x 6.67 Ft  
 Living room 16.33 Ft x 15.33 Ft  
 Kitchen 19.33 Ft x 15.33 Ft

2pc Bathroom 6.17 Ft x 4.92 Ft  
 Primary Bedroom 17.92 Ft x 12.50 Ft  
 Other 9.67 Ft x 7.17 Ft  
 5pc Bathroom 12.83 Ft x 8.25 Ft  
 Bedroom 11.42 Ft x 10.50 Ft  
 Bedroom 11.17 Ft x 11.17 Ft

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Listing Presented By:



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 Century 21 Bamber Realty LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca

Dining room 14.00 Ft x 13.17 Ft

Foyer 6.33 Ft x 6.00 Ft

Other 8.00 Ft x 5.75 Ft

Laundry room 6.58 Ft x 3.92 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft