



# 170 Valley Glen Heights Calgary Alberta

\$1,100,000

Elegance and Serenity in a Prime Location! Discover the epitome of suburban tranquility with this exquisite residence perfectly positioned on a quiet, child-friendly street. With over 3400sq' of developed space, this impeccably maintained home charms at first glance with its striking curb appeal, setting a prestigious tone for what lies within. As you step into the entryway, you are welcomed by a breathtaking open-to-below foyer that hints at the sophistication and grandeur spread throughout the home. The main floor is thoughtfully designed, featuring a formal living room and dining area, ideal for entertaining guests. A cozy main floor den provides a quiet retreat for relaxation or study. Culinary enthusiasts will revel in the spacious kitchen equipped with a gas cooktop, custom hood fan, stainless steel appliances, sleek quartz countertops, and ample counter space. Adjacent to the kitchen, a breakfast nook and a sunken family room create a harmonious blend of comfort and style. Soaring ceilings, a warm gas fireplace, and large windows invite natural light while offering serene views of the lush, treed backdrop. Upstairs, three large bedrooms promise restful sanctuaries. The primary suite is a luxurious haven with a 5-piece ensuite, expansive walk-in closet, and mesmerizing views of the sprawling pie lot and the tranquil wooded area behind. The walk-out lower level further enhances the home's allure with in-floor heating, a fourth bedroom, and a full bathroom featuring a steam shower. A versatile recreational space is perfect for a home gym, and the impressive custom-built theater with included projector and screen promises unforgettable movie nights. This space also offers unlimited possibilities with separate access to this level. Step outside to your private oasis where entertainment and relaxation await. The beautifully manicured pie-shaped backyard features a ...

Bedroom 15.92 Ft x 12.25 Ft

3pc Bathroom 7.75 Ft x 6.17 Ft

Recreational, Games room 31.92 Ft x 23.08 Ft

Living room 14.17 Ft x 10.50 Ft

Dining room 16.50 Ft x 12.08 Ft

Kitchen 15.92 Ft x 14.92 Ft

Den 10.17 Ft x 10.08 Ft

2pc Bathroom 5.58 Ft x 5.25 Ft

Laundry room 10.00 Ft x 9.08 Ft

Primary Bedroom 18.08 Ft x 14.92 Ft

5pc Bathroom 12.58 Ft x 11.67 Ft

Bedroom 16.08 Ft x 11.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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**Real Estate Professionals Inc.**

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

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

Family room 20.17 Ft x 15.92 Ft

Breakfast 10.50 Ft x 7.00 Ft

Bedroom 11.00 Ft x 10.17 Ft

4pc Bathroom 10.17 Ft x 5.08 Ft