



## 23 Valley Pointe Way Calgary Alberta

\$799,900

Perfectly located across from park! Large residence featuring: over 2,900sq ft of developed living space, 4 bed/3.5 bath + bonus up and main floor office, finished basement with illegal suite, beautiful west facing landscaped backyard, striking curb appeal, fireplace, stainless steel appliances, high ceilings, & more! Located in esteemed NW Calgary's Valley Ridge, enjoy access to natural features such as hiking trails, bike paths, and the Bow River as well as easy access to highways/mountains! Step inside an expansive main floor that connects the Living, dining and kitchen seamlessly. Kitchen features: beautiful white cabinetry, two tone cabinets, granite counters, pantry space, SS appliances (including double door SS fridge), large island with eating bar, plenty of cabinet space & more. Living room has a cozy fireplace for the cooler days, and creates a striking centre piece to the room, along with large windows that bring in sunlight. The dining area has a feature wall that adds to the overall upscale look of the home. Main floor is complete with another half bath, and an office space - a great additional space to have in your home for desk, kids, you name it! Heading upstairs, you'll notice another upscale feature wall on the stairwell, along with additional windows. This leads to a large bonus room, that has vaulted ceilings and plenty of windows. There are 3 bedrooms upstairs, 1 being the primary retreat that has walk in closet, and full spa like ensuite retreat that features: double vanity, bathtub, & walk-in shower! Head to the basement to land in a well thought out layout, with a illegal suite offering, living room bedroom, full bath and storage. Kitchen features: white cabinets, eating bar, prep space, stove, hood fan, fridge - ensuring all your needs are met from top-to-bottom in this residence. Thats not all though, the backyard oasis is fully landscaped...

Living room 11.50 Ft x 15.50 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Dining room 11.92 Ft x 8.25 Ft  
Kitchen 11.92 Ft x 9.17 Ft  
Bedroom 9.75 Ft x 9.25 Ft  
Dining room 11.50 Ft x 21.92 Ft

2pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bonus Room 25.00 Ft x 22.00 Ft  
Primary Bedroom 13.08 Ft x 11.50 Ft  
Bedroom 9.08 Ft x 14.08 Ft

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

Listing Presented By:



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Kitchen 12.42 Ft x 9.33 Ft

Bedroom 9.33 Ft x 14.08 Ft

Great room 12.67 Ft x 17.50 Ft