



## 303 Valencia Place Calgary Alberta

\$1,149,000

Open House Sunday Jul 28 2:30 - 4:30. Welcome to this charming 2-storey brick home, ideally situated on a coveted corner lot in the sought-after Varsity neighbourhood of Calgary. This family home has been meticulously maintained by the original owner and is waiting for your personal touch. Upon entering, you'll be greeted by a grand curved staircase that sets the tone for the rest of the home. The spacious living room, with hardwood flooring throughout, features ample natural light, perfect for both relaxed family gatherings and entertaining guests. The large family room is a cozy retreat, complete with a gas fireplace. The updated kitchen boasts granite counter tops, stainless steel appliances, and a double oven, catering to both culinary enthusiasts and casual cooks alike. The kitchen seamlessly blends style and functionality, providing a delightful space for meal preparation and casual dining. Convenience is key with a main floor laundry room. Upstairs, you'll find four generously sized bedrooms. The primary bedroom with a walk-in closet and a three-piece ensuite. The upstairs bathroom features a bidet for added comfort and convenience. The finished basement expands the living space, offering another family room, a recreation room, and plenty of storage. Outside, the property features a newer irrigation system and a large patio atop the garage, ideal for outdoor relaxation and entertainment. Recent updates throughout the home include various new windows and sliding doors, a new furnace, and an upgraded irrigation system. This home is in an amazing location, close to golfing, shopping, schools, and offers easy access to Crowchild Trail. With its classic architecture and unbeatable location across the street from a playground, this Varsity gem is truly a rare find. (id:6769)

Family room 16.92 Ft x 12.67 Ft

Recreational, Games room 30.58 Ft x 12.58 Ft

Wine Cellar 15.08 Ft x 12.25 Ft

Storage 15.33 Ft x 12.17 Ft

Foyer 11.42 Ft x 10.50 Ft

Living room 19.00 Ft x 13.33 Ft

Kitchen 12.33 Ft x 11.83 Ft

Office 11.67 Ft x 9.50 Ft

Laundry room 6.17 Ft x 3.92 Ft

Bedroom 13.25 Ft x 10.42 Ft

Bedroom 13.00 Ft x 11.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.75 Ft x 13.42 Ft

Other 7.25 Ft x 4.75 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)

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



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**Breakfast** 12.25 Ft x 7.50 Ft  
**Dining room** 18.75 Ft x 12.58 Ft  
**Family room** 18.00 Ft x 14.25 Ft

**Bedroom** 11.33 Ft x 9.50 Ft  
**3pc Bathroom** Measurements not available