



## 35 Valley Stream Manor Calgary Alberta

\$779,000

Welcome to Valley Ridge, a community where natural beauty meets convenience. This 2,298 sq. ft. 2-storey home offers a thoughtful layout with a private and beautifully landscaped lot, and unbeatable access to both the city and mountain amenities. Inside, you're greeted by a bright foyer with soaring ceilings that offer a warm and inviting feel.. The open-concept main floor is designed for family living and entertaining, featuring a spacious living room with a cozy gas fireplace and a large picture window overlooking the picturesque backyard. The kitchen is well-appointed with a central island, black appliances, a walk through pantry, and plenty of counter space, flowing seamlessly into the dining area where oversized windows bring the outdoors in. A handy main floor laundry/mudroom and a 2-piece bath complete this level. Upstairs, discover a spacious bonus room with vaulted ceilings and expansive windows offering sweeping views of the ravine and valley perfect for movie nights, a home office, or a family hangout. The primary suite is a true retreat with a walk-in closet and a full ensuite complete with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms and a 4-piece bathroom provide comfortable accommodations. Step outside into your private west facing backyard oasis, where mature fruit bearing trees, a lush lawn, and a deck create the perfect space for outdoor entertaining or peaceful relaxation. Stay cool over the summer months with central A/C and warm in the winter with the high efficiency furnace that is only 3 years old. You will love the location: with scenic views from the front and just steps away from the environmental reserve and walking trails. The community Golf course is just moments away and you are less than 20 minutes to downtown. The Foothills Hospital, Market Mall, and Costco are just a short drive away, and with qu...

2pc Bathroom 5.42 Ft x 4.83 Ft  
Dining room 12.17 Ft x 12.75 Ft  
Foyer 14.83 Ft x 15.33 Ft  
Kitchen 12.17 Ft x 11.92 Ft  
Laundry room 6.67 Ft x 8.58 Ft  
Living room 18.25 Ft x 17.58 Ft

4pc Bathroom 10.42 Ft x 6.25 Ft  
5pc Bathroom 13.92 Ft x 8.58 Ft  
Bedroom 10.42 Ft x 12.25 Ft  
Bedroom 13.92 Ft x 10.58 Ft  
Bonus Room 17.92 Ft x 14.08 Ft  
Primary Bedroom 13.92 Ft x 13.33 Ft

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Listing Presented By:



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