



## 39 Valley Stream Place Calgary Alberta

\$759,000

Welcome to this GORGEOUS home located in the desirable community of Valley Ridge! With over 2660sqft of developed living space, this home is perfect for family gatherings and entertaining. PRIDE OF OWNERSHIP is obvious with its well maintained condition. You'll be immediately impressed with its COMFORTABLE and FUNCTIONAL layout. The main floor plan lets gatherings easily flow from the living room to the dining room and kitchen, then out to the private deck overlooking a GORGEOUS large pie shaped backyard. The main floor is drenched with NATURAL LIGHT drawing you in to enjoy the space. The kitchen features brand new QUARTZ countertops, SS appliances, breakfast bar, pantry and ample of storage. The bright front office, 2 piece powder room and laundry complete the main level. The open staircase leads you to the second floor where the primary bedroom offers a walk-in closet and a spa-like ensuite with corner tub and separate shower. The two additional bedrooms and 4pc bathroom complete the upper level. The fully developed WALKOUT basement features a large RECREATION ROOM with custom built-ins, centrally located WET BAR, 4th bedroom, 3 piece bath and additional storage. Additional features include AIR-CONDITIONING, brand new furnace, underground SPRINKLER SYSTEM, central vacuum system, BEVERAGE FRIDGE, outdoor storage shed and NO POLY-B plumbing. Close to schools, parks, walking paths, golf, shopping, Canada Olympic Park, Farmers Market and the mountains. This property is one you won't want to miss! (id:6769)

3pc Bathroom 9.42 Ft x 8.33 Ft

Bedroom 10.75 Ft x 10.92 Ft

Recreational, Games room 26.33 Ft x 19.50 Ft

Furnace 10.58 Ft x 12.42 Ft

2pc Bathroom 6.25 Ft x 7.42 Ft

Office 10.75 Ft x 10.92 Ft

Dining room 12.00 Ft x 6.67 Ft

Kitchen 11.08 Ft x 14.58 Ft

Laundry room 8.25 Ft x 7.92 Ft

Living room 15.83 Ft x 12.42 Ft

4pc Bathroom 8.92 Ft

4pc Bathroom 14.00 Ft x 11.17 Ft

Bedroom 11.50 Ft x 12.58 Ft

Bedroom 9.25 Ft x 13.67 Ft

Primary Bedroom 12.00 Ft x 21.92 Ft

Other 5.75 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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