



## 44 Valley Meadow Close Calgary Alberta

\$749,900

Welcome to this charming fully developed walkout bungalow featuring total of 4 bedrooms, 3 full baths, beautiful Brazilian cherry floors & located on a wonderfully landscaped, private yard backing on a park. This home offers an inviting living room/dining room with soaring ceilings as you enter. The kitchen with center island, granite countertops, newer backsplash & appliances, pantry & breakfast nook has garden door access to the sunny deck, overlooking the lush back yard- a perfect place for your morning coffee or evening barbecue. The gorgeous hardwood extends down the hallway through to the 2 bedrooms. There is a 4 piece bath (Vinyl flooring) which can be accessed by a ceiling track lift from the second bedroom & also continues to the main living area. The large primary bedroom contains a walk-in closet, ceiling fan & bright, spacious 5 piece ensuite bath (Vinyl flooring) with jetted tub & separate shower. The back hallway leads to the laundry/mudroom with sink & to the double, attached, drywalled garage with convenient ramp if needed. The finished walkout has a wonderful open design with gas fireplace, a convenient wet bar area, perfect for entertaining or family movie night. There are 2 large bedrooms on this lower level & a 4 piece bath. To complete this lower area there is a good sized storage room. The maturely landscaped yard, has a garden shed, covered patio under the deck, fire pit & interlocking pathways. A newer furnace, new hot water tank, underground sprinklers as well as 12 year new shingles complete this home. This is a perfect home if you need handicap access or a perfect home if you simply want a walkout bungalow on a fabulous lot in the desirable community of Valley Ridge. (id:6769)

Bedroom 3.61 M x 3.51 M  
Bedroom 3.78 M x 3.05 M  
Recreational, Games room 9.63 M x 3.94 M  
Other 2.74 M x 2.21 M  
4pc Bathroom 2.41 M x 1.50 M  
Kitchen 3.20 M x 3.10 M  
Dining room 4.01 M x 3.28 M

Living room 4.57 M x 3.53 M  
Breakfast 3.20 M x 3.12 M  
Laundry room 3.96 M x 1.83 M  
Primary Bedroom 4.85 M x 3.96 M  
Bedroom 3.33 M x 2.84 M  
5pc Bathroom 4.04 M x 2.64 M  
4pc Bathroom 2.44 M x 1.50 M

Listing Presented By:



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