



5007 Vallance Crescent Calgary Alberta

\$779,000

Welcome to this charming and timeless bungalow of over 2000+ sqft of developed space, perfectly situated in one of Calgary's most sought-after neighbourhoods! Nestled on a peaceful street in the heart of Varsity, renowned for its mature tree-lined streets and spacious lots, this property offers the perfect balance of tranquility and convenience. Set on a sprawling, pie-shaped lot with a large detached double garage accessible from the paved back lane, it has additional RV parking plus ample space for a lush garden and outdoor activities. The front and back yards are nothing short of spectacular, with a serene blend of mature blue spruce and other beautiful trees that ensure privacy. Inside, you'll find a stunning, upgraded kitchen with maple wood cabinets, granite counter tops and back splash with a powerful hood fan for your culinary adventures. There are three generously sized bedrooms and full bathroom on the main floor, along with a spacious fourth bedroom and another 4pc bathroom on the lower level. The expansive living room boasts a rare wood-burning fireplace and is complemented by a formal dining area that's perfect for hosting family and friends. Beautiful hardwood floors flow throughout the main floor, adding warmth and character. An open oak rail staircase leads to the fully finished lower level, which offers a spacious family room with another wood-burning fireplace, a movable dry bar, a 4-piece bathroom, and a large laundry room complete with a sink. Living in Varsity means enjoying one of Calgary's top-rated neighbourhoods, known for its exceptional quality of life. You'll be just minutes away from the University of Calgary, Market Mall, the Children's Hospital, and the LRT. This home offers a rare combination of comfort, charm, and an unbeatable location. It truly has it all! Book to view it today! (id:6769)

Bedroom 11.42 Ft x 15.92 Ft

Recreational, Games room 17.17 Ft x 19.08 Ft

Bonus Room 13.25 Ft x 9.67 Ft

Laundry room 12.25 Ft x 13.33 Ft

4pc Bathroom 7.58 Ft x 6.42 Ft

Kitchen 17.08 Ft x 10.00 Ft

Living room 18.33 Ft x 12.58 Ft

Primary Bedroom 13.33 Ft x 10.25 Ft

Bedroom 10.25 Ft x 9.00 Ft

Bedroom 10.58 Ft x 9.33 Ft

Dining room 8.92 Ft x 9.25 Ft

5pc Bathroom 8.33 Ft x 7.17 Ft

Listing Presented By:



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MaxWell Canyon Creek



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