



63 La Valencia Gardens Calgary Alberta

\$740,000

Rare find exceptional nice 2 story home with 5 BEDROOMS on upper level. Master bedroom has 5pc ensuite bath with jetted tub, separate standing shower and walk-in closet with mirror door. Parquet flooring in living, dining rooms and master bedroom. Laminate flooring throughout the main floor and the 2nd floor except the stairway (with carpet). Huge family room with bookshelves and French door leading to the deck. Nice balcony off the master bedroom on upper floor. Basement fully developed with illegal suite (kitchen), spacious recreation room, 3pc bathroom, storage room and den (just like a bedroom with a window but with no closet). The fully fenced back yard is completed with a good sized deck, ideal for relaxing, entertaining and summer gatherings. Hot water tank just got replaced by a brand new one on May 17 2025. Close to school. (id:6769)

Recreational, Games room 25.58 Ft x 9.08 Ft

Other 14.75 Ft x 9.83 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

Den 14.67 Ft x 12.50 Ft

Storage 9.00 Ft x 7.83 Ft

Living room 15.25 Ft x 14.08 Ft

Dining room 12.17 Ft x 10.50 Ft

Kitchen 12.58 Ft x 7.75 Ft

Other 10.17 Ft x 7.75 Ft

2pc Bathroom 10.17 Ft x 4.92 Ft

Primary Bedroom 16.00 Ft x 13.67 Ft

Bedroom 14.00 Ft x 11.08 Ft

Bedroom 10.08 Ft x 10.00 Ft

Bedroom 12.25 Ft x 10.00 Ft

Bedroom 11.67 Ft x 9.00 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

5pc Bathroom 11.83 Ft x 10.75 Ft

Listing Presented By:



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