



REALTOR®



# 78 Valour Circle Calgary Alberta

\$1,949,000

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 78 Valour Circle SW is a masterfully crafted home, boasting a zen-inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spacious and welcoming ambiance. The gourmet kitchen, meticulously crafted by Empire Kitchen and Bath, is a chef's delight, featuring a premium 5-piece Sub-Zero/Wolf appliance package and a convenient built-in pantry. The open-concept design seamlessly connects two main-floor living spaces, providing flexibility for both entertaining and everyday living. Curl up by the living room fireplace, the perfect cozy focal point for gatherings. Enjoy thoughtful design that extends to the primary retreat, where you'll find a generously sized walk-in closet and a luxurious 5-piece ensuite. Pamper yourself in the ensuite, complete with a double vanity, standalone tub, a shower with a tiled bench, and the comfort of heated bathroom floors. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar, an additional bedroom, and the utility of a 4-piece bathroom. Step outside to the outdoor living area, complete with a gas fireplace, offering a perfect space to relax and entertain. The detached 3-car garage, insulated and drywalled, ensures both convenience and ample space for your vehicles and storage needs. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with ...

Family room 34.42 Ft x 17.00 Ft  
 Bedroom 10.75 Ft x 10.42 Ft  
 4pc Bathroom 10.33 Ft x 4.83 Ft  
 Furnace 18.83 Ft x 6.58 Ft  
 Living room 17.50 Ft x 14.00 Ft  
 Kitchen 16.25 Ft x 10.17 Ft

2pc Bathroom 7.58 Ft x 4.83 Ft  
 Office 9.67 Ft x 8.00 Ft  
 Primary Bedroom 14.00 Ft x 13.58 Ft  
 Other 7.58 Ft x 7.42 Ft  
 5pc Bathroom 15.00 Ft x 9.25 Ft  
 Bedroom 11.92 Ft x 11.33 Ft

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Listing Presented By:



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 CENTURY 21 BAMBER REALTY LTD.



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Dining room 16.00 Ft x 11.00 Ft  
Family room 14.92 Ft x 12.33 Ft  
Foyer 7.33 Ft x 6.67 Ft  
Other 7.58 Ft x 5.75 Ft

Bedroom 11.25 Ft x 10.00 Ft  
Laundry room 7.58 Ft x 6.83 Ft  
4pc Bathroom 9.83 Ft x 4.92 Ft