



# 174 Valley Pointe Way Calgary Alberta

\$1,029,000

Step into this luxury 2-storey family home, where modern living meets tranquil comfort. The spacious light-filled living room sets the tone for the rest of the house, with its double height ceilings, plethora of large windows, and a 3-sided electric fireplace that promises cozy evenings. The kitchen, practical and stylish, is equipped with stainless steel appliances and a central island, with the added convenience of a large pantry that connects to the laundry and mudroom. Head upstairs to the primary bedroom, complete with a 5 piece ensuite that contains a soaker tub and double vanity, and a walk-in closet that's ready to accommodate any wardrobe. The additional rooms echo the home's promise of space and comfort, while a sunlit loft awaits your personal touch. Downstairs, the fully finished basement offers a 4th bedroom, an additional 4 piece bathroom, a convenient wet bar, and a flexible space that can be used as a media room, rec room, or whatever your needs may be. Head outside to the large backyard, and you will be captivated by the gorgeous SW views that provide constant sunlight to the whole house—which stands in pristine condition, a testament to the thoughtful design and build quality. Living here means easy access out of the city, for those weekend mountain getaways, while still being only 20 minutes from the heart of Calgary. Come experience this luxury property in person, book a showing today! (id:6769)

- 4pc Bathroom 8.17 Ft x 4.92 Ft
- Other 8.50 Ft x 7.00 Ft
- Bedroom 14.00 Ft x 11.75 Ft
- Recreational, Games room 23.00 Ft x 28.25 Ft
- Storage 20.67 Ft x 15.92 Ft
- 2pc Bathroom 4.92 Ft x 5.75 Ft
- Dining room 10.58 Ft x 17.17 Ft
- Kitchen 14.83 Ft x 17.17 Ft
- Laundry room 9.42 Ft x 7.25 Ft
- Living room 22.00 Ft x 11.00 Ft

- Office 10.17 Ft x 10.17 Ft
- Pantry 5.08 Ft x 10.50 Ft
- 4pc Bathroom 8.33 Ft x 4.92 Ft
- 5pc Bathroom 10.75 Ft x 13.00 Ft
- Bedroom 12.00 Ft x 11.33 Ft
- Bedroom 14.17 Ft x 10.58 Ft
- Loft 17.83 Ft x 14.67 Ft
- Primary Bedroom 14.83 Ft x 21.08 Ft
- Other 12.58 Ft x 6.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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