



# 42 Valley Pointe Way Calgary Alberta

\$824,800

FORMER SHOWHOME | BACKS ONTO A GREEN SPACE | 2 DOORS DOWN FROM A PLAYGROUND | FULLY UPGRADED | CENTRAL AIR CONDITIONING | 9' MAIN FLOOR CEILINGS | HARDWOOD FLOORS | GRANITE COUNTERTOPS | HIGH-EFFICIENCY FURNACE | 50-GALLON HOT WATER TANK | MAIN FLOOR DEN | CHEF'S DREAM KITCHEN | GAS FIREPLACE | OPEN RISER STAIRS | VAULTED BONUS ROOM | PRIMARY OASIS WITH A 5-PIECE ENSUITE | VAULTED 2ND AND 3RD BEDROOMS WITH BUILT-INS | LARGE YARD | INCREDIBLE LOCATION! Backing onto a green space, just 2 doors down from a playground sits this immaculate, fully upgraded and exceeding stylish former showhome! Outdoor enthusiasts will love the many nearby trails with easy hikes for the whole family ranging from 15 minutes to over an hour or practice your swing at the Valley Ridge Golf Club then come home to a quiet sanctuary. Great curb appeal with a craftsman-style elevation and a double attached garage with a carriage-style door. Inside is loaded with upgrades including central air conditioning, 9' ceilings, gleaming hardwood floors, granite countertops, a high-efficiency furnace, an oversized 50-gallon hot water tank and much more! French doors lead to the main floor den, perfect for working from home or a tucked away playroom. The open concept great room offers clear sightlines and a contemporary design that is both beautiful and welcoming. Relaxation awaits in front of the living room fireplace flanked by windows expertly framing backyard views. Entertain with ease in the gorgeous kitchen featuring a breakfast bar centre island, stainless steel appliances, a plethora of crisp white cabinets and a walk-in pantry for extra storage. The adjacent dining area is bathed in sunshine and leads to the back deck encouraging a seamless indoor/outdoor lifestyle. Ascend the open riser staircase to the vaulted bonus room and gather over an engaging movie or games night. At the end of the day ret...

Listing Presented By:



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eXp Realty

### RE/MAX Realty Professionals

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Foyer 11.42 Ft x 7.42 Ft

Kitchen 12.42 Ft x 12.25 Ft

Living room 13.58 Ft x 17.92 Ft

Dining room 12.42 Ft x 9.67 Ft

Den 9.33 Ft x 11.33 Ft

2pc Bathroom Measurements not available

Bonus Room 18.33 Ft x 20.33 Ft

Laundry room 10.33 Ft x 5.75 Ft

Other 5.92 Ft x 8.08 Ft

Primary Bedroom 13.92 Ft x 12.00 Ft

Bedroom 9.17 Ft x 14.00 Ft

Bedroom 9.33 Ft x 14.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available