

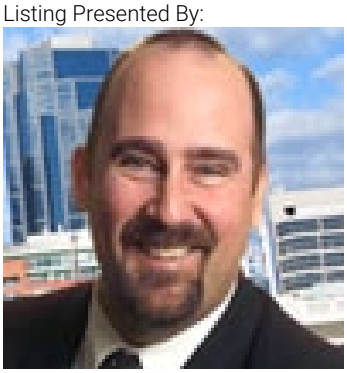
4808 Valiant Drive Calgary Alberta

$800,000

First time ever offered for sale with over 2100 Sq ft of living space this meticulously maintained original owner home showcases an incredible level of pride of ownership in one of NW Calgary's most sought-after communities. Rare for this part of Varsity at this price point the property features an oversized front attached garage with no back alley, all while being just steps to Market Mall and minutes from the vibrant University District, the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Families will also appreciate being within walking distance to highly regarded schools including F.E. Osborne, St. Vincent de Paul, and Marion Carson School, along with nearby parks, the Bow River pathway system, and countless amenities. Inside, the spotless four-level split offers a functional and timeless layout with hardwood flooring, knockdown ceilings, recessed lighting, and granite countertops. The oak kitchen is filled with natural light and features patio doors leading to a spacious two-tier sundeck overlooking the huge mature backyard with towering trees, creating a private outdoor retreat rarely found in this location. Upstairs offers three bedrooms, including a primary bedroom with its own private 2-piece ensuite, along with a well-maintained 4-piece bathroom complete with a jacuzzi tub. The lower level features a spacious family room, a full 3-piece bathroom, direct access to the garage, and a separate walk-up entrance to the backyard, offering flexibility for future possibilities. The basement level adds an additional large recreation room perfect for a games area, media room, gym, or hobby space. Additional highlights include a durable concrete tile roof, patio some windows have been updated to vinyl. This is an exceptional opportunity to own a lovingly maintained home in an unbeatable Varsity location close to everything. Click o...

Primary Bedroom 11.83 Ft x 11.42 Ft
2pc Bathroom 7.42 Ft x 4.42 Ft
Bedroom 10.33 Ft x 9.50 Ft
Bedroom 11.33 Ft x 9.50 Ft
4pc Bathroom 7.42 Ft x 6.92 Ft
Family room 23.83 Ft x 20.25 Ft
Furnace 11.67 Ft x 11.17 Ft
3pc Bathroom 7.83 Ft x 5.92 Ft
Kitchen 12.83 Ft x 12.50 Ft
Living room 16.50 Ft x 14.42 Ft
Dining room 12.17 Ft x 8.75 Ft
Foyer 5.67 Ft x 4.75 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Recreational, Games room 24.92 Ft x 18.75 Ft