

8 Valley Creek Crescent NW Calgary, Alberta

MLS # A2310883



\$798,800

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Many Trees, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: Deep Freeze

Welcome to this 2,287 sq ft two-storey walkout located in the desirable community of Valley Ridge. The main floor features an open layout with a large foyer and ceramic tile flooring for easy upkeep. The living room is perfect for entertaining. The family room showcases an impressive 20-ft ceiling that includes built-in bookshelves that frame the gas fireplace. The spacious kitchen offers ample cabinetry, a centre island, and plenty of counter space. A bright breakfast nook is ideal for everyday meals, with a formal dining room available for larger gatherings. A convenient main-floor den, laundry room, and 2-piece bath complete this level. Expansive rear windows bring in abundant natural light and provide access to the large deck with views of the golf course and Winsport. The upper level offers two generous secondary bedrooms and a 4-piece bath. The primary bedroom includes a 4-piece ensuite and walk-in closet. The hallway is open to the family room below, adding to the sense of space, and a bright bonus room with large windows provides an ideal spot for a study area, reading nook, or additional lounge space. The fully developed walkout basement features a spacious rec room with a second gas fireplace. Double glass doors lead from the rec room into a mudroom and out to the patio and landscaped yard with mature trees. A flex room offers versatility for hobbies, crafts, or storage needs. The additional bonus area with wet bar provides even more options for entertaining or multi-purpose use. There is plenty of space for storage. Additional features include a double attached garage and a private yard surrounded by established greenery. Pathways, parks, golf course, & the beautiful Bow River valley await you as well as quick access to the mountains, downtown and Stoney Trail taking you north or south of the city. You will love the lifestyle that this location

offers!