

5007 Vallance Crescent NW
Calgary, Alberta

MLS # A2208788



\$779,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: moveable dry bar in basement

Welcome to this charming and timeless bungalow of over 2000+ sqft of developed space, perfectly situated in one of Calgary's most sought-after neighbourhoods! Nestled on a peaceful street in the heart of Varsity, renowned for its mature tree-lined streets and spacious lots, this property offers the perfect balance of tranquility and convenience. Set on a sprawling, pie-shaped lot with a large detached double garage accessible from the paved back lane, it has additional RV parking plus ample space for a lush garden and outdoor activities. The front and back yards are nothing short of spectacular, with a serene blend of mature blue spruce and other beautiful trees that ensure privacy. Inside, you'll find a stunning, upgraded kitchen with maple wood cabinets, granite counter tops and back splash with a powerful hood fan for your culinary adventures. There are three generously sized bedrooms and full bathroom on the main floor, along with a spacious fourth bedroom and another 4pc bathroom on the lower level. The expansive living room boasts a rare wood-burning fireplace and is complemented by a formal dining area that's perfect for hosting family and friends. Beautiful hardwood floors flow throughout the main floor, adding warmth and character. An open oak rail staircase leads to the fully finished lower level, which offers a spacious family room with another wood-burning fireplace, a movable dry bar, a 4-piece bathroom, and a large laundry room complete with a sink. Living in Varsity means enjoying one of Calgary's top-rated neighbourhoods, known for its exceptional quality of life. You'll be just minutes away from the University of Calgary, Market Mall, the Children's Hospital, and the LRT. This home offers a rare combination of comfort, charm, and an unbeatable location. It truly has it all! Book to view it today!