



GRASSROOTS
REALTY GROUP

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82 Valour Circle SW
Calgary, Alberta

MLS # A2230464



\$2,690,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,606 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Experience luxury living in Currie, a vibrant inner-city community where historic charm meets modern elegance. Nestled on Currie's prestigious Valour Park, 82 Valour Circle SW is a masterpiece by Empire Custom Homes. This thoughtfully designed residence combines contemporary interior style with superior craftsmanship. As you step inside, you're greeted by marble mosaic flooring, custom railing and soaring 10-foot ceilings on the main level. The gourmet kitchen, crafted by Empire Kitchen & Bath, is a culinary haven featuring a Cornufo range and Sub-Zero refrigerator and freezer, and a generously sized island perfect for entertaining. The cozy living room has a feature fireplace with vintage french marble surround. The thoughtful design continues upstairs in the park facing primary retreat, with 9-foot ceilings and a spacious walk-in closet with sink, washer and dryer to ensure comfort and convenience. The 5 piece ensuite bathroom offers a spa-like experience with a dual vanity, a standalone tub, shower with tiled bench, abundant cabinetry for linen storage and heated floors for ultimate relaxation. The fully finished basement provides additional living space, complete with a bedroom, media/family room and wet bar, catering to various lifestyle needs. The backyard has an outdoor living space with a large fireplace and two ceiling infrared heaters for ultimate comfort. Additionally, there is an oversized double detached garage that offers plenty of room for storage and parking. This home is built with your well-being in mind, featuring healthy living enhancements such as wool carpet and formaldehyde-free insulation. Triple-pane windows and a high-efficiency furnace with a 3-zone system ensure energy efficiency and comfort year-round. Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home. Schedule

your private tour today to experience the exceptional lifestyle awaiting you in Currie.