



GRASSROOTS
REALTY GROUP

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53 Val Gardena View SW
Calgary, Alberta

MLS # A2254516



\$1,045,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

This is a RARE OPPORTUNITY to secure your view lot, backing the pond, with a wonderful SE exposure, on Calgary's wonderful Westside, an IDEAL LOCATION, just steps to Aspen Landing! This two storey walkout sits on a 7674 sq ft pie shaped lot, beautifully landscaped overlooking an expansive hillside of trembling aspen & PRIVATE & QUIET, a SERENE location, with WONDERFUL VIEWS! (Bring your camera, the fall colours will be spectacular!). This home offers 3145 sq ft of developed living space over three levels. Highlights include maple hardwoods and ceilings which run throughout the main and upper levels, quartz countertops throughout, designer lighting and window coverings, NEW appliances and toilets, NEW hi-efficiency furnace and hot water tank and a home finished in a soft white palette throughout. This home is move-in ready and available for a quick possession. On the main you will love the Great Room in back, under a cathedral ceiling, overlooking the gardens and THE VIEW to the SE. The Great Room opens to the refreshed kitchen and breakfast nook. The main level also enjoys a proper Living Room and Dining Room as well as a private Den/Home Office. Upstairs the Primary retreat overlooks the green space & pond with a WARM & BRIGHT SE exposure. Here you will find a sharp 5pc en suite and walk-in closet. The two additional beds up also enjoy hardwood floors and share a 4pc bath, with quartz countertops. The walkout has been fully developed with a large open Rec Room, and third full bath and a flex room which could easily accommodate your house guests. The walkout lead directly to a rear patio and expansive gardens… PRIVATE & QUIET!