



**5315 Valiant Drive NW  
Calgary, Alberta**

**MLS # A2280764**

**\$875,000**



<b>Division:</b>	Varsity	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b> 1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped	

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** None

\*\*\*OPEN HOUSE SAT. JAN. 24 11-3 PM\*\*\* Opportunity is Knocking!!! A Rare Find!!! A large 1658 sq. ft. home livable as is, update, or renovate to your hearts content. This BILEVEL style home means LARGER basement windows. The massive family room with OPEN BEAM and VAULTED CEILING, as well as a natural stone FIREPLACE, is open to the kitchen and becomes the HEART OF THE HOME. A perfect spot for memory making! The ample sized kitchen allows room for a family table, features plenty of cupboards and drawers as well as a built-in PANTRY with pull out shelves. The large living room, dining room and 3 bedrooms up all feature newer hardwood floors. Step out to the large COVERED south facing DECK with a gas line barbecue hook up, a perfect shelter from snow, rain and summer heat. From the foyer and down the staircase you will find the massive recreation room, a separate den, a 4th bedroom as well as a 3 piece bathroom. From the family room, down the spiral staircase you will find the FLEX room and another 3 piece bathroom. This area with a separate gas furnace is ready for your creative ideas. Outside into the SUNNY SOUTH FACING BACKYARD, ready for your enjoyment and summer garden. The HEATED and OVERSIZED (25'4" x 23'4") garage will house your vehicles and leave you plenty of room for your work space. A short 5 minute walk to fabulous BOWMONT PARK, a 405 acre natural environment park along the north bank of the Bow River, allows you and your family plenty of enjoyable outdoor time, so close by! 3 schools nearby, Marion Carson K-6 Regular and K-4 Chinese Mandarin (Public), F E Osborne 6-9 Regular and Early French Immersion (Public), St. Vincent de Paul Regular Elementary and Jr High (Separate). All of this in the fantastic and highly DESIRABLE community of VARSITY!