



**123 Valhalla Crescent NW
Calgary, Alberta**

MLS # A2297367



\$900,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,340 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, No Back Lane, Str		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows		
Inclusions:	None		

Your new home is a one owner, custom built, totally upgraded, family home ideally situated on a quiet crescent just steps away from a green belt (with a walking and biking path) in the highly sought-after community of Varsity. From the moment you arrive, the exceptional curb appeal will capture your attention, featuring the maintenance free brick and stucco exterior, oversized newer windows, doors and roof shingles, exposed aggregate driveway, walkway and more. From the moment you arrive, you'll be greeted by the bright and spacious living room and dining room that are enhanced by the elegant hand scraped hardwood flooring. The chef in you will love the gourmet kitchen that boasts an abundance of cabinetry and counter space, pantry with pull out drawers, stainless steel appliances, granite counter tops, an eating area and easy access to the south facing concrete patio and a beautifully landscaped yard - perfect for gardeners and outdoor enthusiasts alike. The upper level boasts 3 generously sized bedrooms, including the primary bedroom that offers a full ensuite with an oversize shower and a second full bathroom with a soaker tub. On the lower level you can unwind in the roomy yet cozy family room with a gas, corner, brick facing fireplace. This level also includes a fourth bedroom/office and a powder room that can easily be turned into a full bath. The basement is ideal for a rec room/games area, a cold room and tons of storage in the storage room and crawl space. This well-cared home has many other amazing features such as high end flooring throughout, custom blinds, newer interior and exterior doors, window shutters and much more. Don't miss the opportunity to be the next proud owner of this cherished home that is close to many great schools, tons of shopping, transit and the Dalhousie LRT, all other amenities, and quick access to

downtown, the mountains and major thoroughfares. Please note that some of the photos are virtually staged.