



**114 Valour Circle SW
Calgary, Alberta**

MLS # A2127059



\$1,438,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,188 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 114 Valour Circle SW is a masterfully crafted home, boasting a contemporary inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with an upgraded Thermador appliance package, mosaic marble backsplash and an expansive oversized island perfect for culinary creations and entertaining guests. Cozy up by the living room gas fireplace, artfully surrounded by custom millwork. Enjoy the thoughtful design that extends to the primary retreat with 9-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring an oversized family room, one additional bedroom, and the utility of a 4-piece bathroom. Step outside to discover the backyard and with an oversized double detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system. Immerse yourself in a meticulously crafted home built for better living, 114 Valour Circle SW is waiting for you. 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.