



**55 Valley Crest Close NW  
Calgary, Alberta**

**MLS # A2141293**



**\$849,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,436 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neigh		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Storage, Wired for Sound		

**Inclusions:** Hot tub with built in gazebo

Over 3400 Square feet of living space backing on to WEST facing GREEN SPACE! This stunning 5 Bedroom 4 Bathroom home will amaze you from the moment you walk through the door. Upon entry you will find large front mudroom area with lovely built ins, continue down the hall to the open concept main floor kitchen with ample counter space, convection oven and induction stove top, a walk in pantry and eat up bar (the fridge and stove are less then 5 years old). This floor boasts a separate dining area and family room with a fire place and big double paned windows - off the dining room is the beautiful professionally landscaped west facing backyard. This yard is what dreams are made of - a gorgeous flagstone patio, a spa like hot tub with an automatic gazebo, brand new fence, built in speakers, trees and bushes providing ample privacy (not that you'll need it with NO NEIGHBOURS behind you), and a lovely Cherry and Apple tree to top it all off. This home backs onto green space and just down the way is a lovely park and walking paths! Through the kitchen is your back mudroom area with built in space for all your belongings to be tucked away; this leads you to the oversized double garage which has 10 foot ceilings, is insulated and drywalled and features loads of built in storage. Upstairs to the right you will find a bonus room with vaulted ceilings, a Vermont Castings Fireplace, large windows and a surround sound speaker system built in for your home theater! Upstairs to the left you will find the massive laundry room with shelving and storage, along with 2 generously sized rooms and then your Primary suite which overlooks that stunning yard and greenspace. The Primary has an incredibly large walk in closet and a beautiful en-suite bathroom. The Developed basement has 2 MORE bedrooms, another full bathroom and a large recreation room. This property has so many

upgrades including: Central Air Conditioning, furnace and hot water tank updated, built in speakers throughout with various zones, rounded bullnose corners, double paned windows throughout, Central Vac with toe kick in kitchen, reverse osmosis system for your water, a frost free exterior hose and SO MUCH MORE! The location of this property is prime -its on a quiet street not only backing on to a green space, but also has green space in front of it! Close to the beautiful valley ridge golf course and just a few minutes from all the amenities you may need, not to mention quick access to head west to the mountains! Come view this gem as soon as you can!