



GRASSROOTS
REALTY GROUP

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**134 Valley Stream Circle NW
Calgary, Alberta**

MLS # A2159574



\$729,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	None		

**** OPEN HOUSE, SATURDAY AUGUST 24, 2-4pm **** Welcome to your new home in the esteemed Valley Ridge estate community, where sophistication meets family-friendly living. This meticulously designed residence offers 2,800 sq.ft. of beautifully appointed living space, blending modern elegance with functional design. As you enter, you'll be greeted by a bright and airy ambiance, thanks to the large windows that infuse the home with natural lighting. The main level showcases stunning cherry hardwood floors throughout, leading you to a sleek kitchen that is a culinary enthusiast's dream. With granite countertops, rich wooden cabinetry, a spacious eat-at island, and a convenient corner pantry, this kitchen is both stylish and practical. The kitchen flows seamlessly into the expansive living room, anchored by a cozy gas fireplace—perfect for relaxing evenings. The adjacent dining room provides ample space for hosting large family gatherings. Step outside to the covered back deck, an ideal spot for summer barbecues while the kids enjoy the private, treed yard. The main floor also features a versatile den/office and a convenient 2-piece bath. Upstairs, you'll find a spacious bonus room with vaulted ceilings, offering a flexible space for various uses. The master suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece bath. Two additional generous-sized bedrooms and a 4-piece bath complete the second level. The fully developed basement adds even more living space with a large rec room, which can be easily adapted for an additional bedroom if needed. A full bath and plenty of storage complete this versatile lower level. Enjoy the cooling of the air condition on those sweltering summer days. Don't miss your opportunity to become a part of this fine, established community. This home truly has it all—elegance,

functionality, and the perfect setting for making cherished family memories.