



GRASSROOTS
REALTY GROUP

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41 Valley Crest Close NW
Calgary, Alberta

MLS # A2204732



\$864,999

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Valley Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,970 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot, Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters | | |

Inclusions: none

Final price adjustment . price to sell. it will not last long. Welcome to luxury living in the prestigious Valley Ridge Community! This recently renovated home with a fresh, modern look combines elegance and contemporary comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open-to-below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Louise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master bedroom with a private ensuite, large bonus room, and a common washroom. illegal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space – ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light, ample storage and closet space. Don’t miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities. The basement is set up for short-term rentals with all brand-new furniture and accessories. The basement short-term rental allows the new owner to earn a steady income to offset the mortgage costs. Due to easy access to the mountains, there is a potential to earn approximately \$3,500 in the Summer months and \$2,500 minimum per month in the Winter months from the short-term rental. The current owner is willing to transfer the short-term rental setup to the new owner for an agreed-upon cost.