



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5512 43 Street
Valleyview, Alberta

MLS # A2206330



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,450 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to your dream home in Valleyview backing onto a school and paved trails in an upscale executive neighbourhood. This stunning residence has over 2,400 sq ft of living space on a spacious, irregularly shaped lot adorned with mature trees, offering the potential for 6+ bedrooms. The home has undergone extensive upgrades, featuring a custom white kitchen with quartz countertops and upgraded appliances, elegant flooring, fresh paint, and a cozy wood fireplace. The main floor also includes a laundry room, an office, and a formal dining space. This home has NEW windows, soffits, eavestroughs, shingles, a deck & railing, concrete skirting, and a brick patio. This property features an oversized heated garage with 10ft double doors and an elaborate deck that surrounds the house, providing a serene view of the unique yard, which is completely private with no rear neighbors and includes a large shed. The expansive primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite and a three-sided gas fireplace, while the upper level boasts hardwood flooring, three additional bedrooms, and a full bath. The fully developed basement offers ample storage, two generously sized bedrooms, a den, a family room, and an additional bathroom, making this home perfect for families of all sizes. Don't miss the opportunity to make this exceptional property your own!