

134 Valley Stream Circle NW  
Calgary, Alberta

MLS # A2188832



## \$879,999

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,109 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Chandelier, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This beautifully renovated home in the community of Valley Ridge offers 2,970 sq ft of fully developed living space 4 bed 3.5 bath, designed to accommodate your family's every need. Step into the grand entrance with soaring high ceilings, flooding the home with natural light and creating a striking first impression. The main floor features premium finishes, including modern laminate flooring, a stunning painted shaker cabinet kitchen, window blinds, and complete with quartz countertops, a built-in microwave and oven, and a sleek electric cooktop. The cozy living room boasts a fireplace finished with elegant black tile, perfect for unwinding after a long day. Working from home? Enjoy the convenience of a main-floor office, thoughtfully designed for productivity and comfort. Upstairs, you'll find a spacious bonus room ideal for family movie nights or game time. The level also includes two generously sized bedrooms, a full main bathroom, and a luxurious master retreat. The master suite features a custom feature wall, a spa-like ensuite with a double vanity, a freestanding tub, and a fully tiled custom shower your personal sanctuary. The fully developed basement adds versatility to this home with an additional bedroom and bathroom, providing the perfect space for an older child or guest. The open rec room offers endless possibilities for entertainment or relaxation. As we head outside, the flat backyard is perfect for children to play and enjoy summer days, while the sizeable deck is ready for late-night BBQs and gatherings. Not to mention this home is equipped with an AC unit making sure the entire family stays cool in the hot summer. This home has it all book your showing today!