



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**74 Valley Crest Rise NW  
Calgary, Alberta**

**MLS # A2305954**



**\$829,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Step into a bright and welcoming home designed for both everyday comfort and stylish living. The main floor greets you with an impressive open-to-below foyer that immediately fills the space with natural light and a sense of openness. Just off the entrance, a private office provides the perfect work-from-home setup. This level also features a convenient 2-piece bathroom, a functional laundry room complete with closet storage, and direct access to the attached double car garage. The heart of the home is the beautifully appointed kitchen, showcasing sleek quartz countertops, stainless steel appliances, and a spacious pantry. A breakfast bar offers casual seating, while the open-concept layout ensures seamless flow into the dining and living areas—ideal for entertaining or staying connected with family. The dining room is both bright and inviting, featuring double sliding doors that lead out to a deck, making indoor-outdoor living effortless. Adjacent to it, the living room is flooded with natural light from large windows and anchored by a stunning gas fireplace, finished with an elegant stone surround and a warm wood mantle—perfect for cozy evenings. Downstairs, the basement offers incredible potential with 9-foot ceilings, a walkout design, and rough-in plumbing for a future bathroom. Currently unfinished, it provides a blank canvas ready for your personal touch—whether you envision a recreation space, home gym, or additional living quarters. Upstairs, you’ll find a thoughtfully designed layout with two additional bedrooms, a full 4-piece bathroom, and a spacious bonus room. The open-to-below feature continues here, enhancing the airy feel and allowing light to flow throughout the upper level. The primary bedroom serves as a relaxing retreat, highlighted by large windows and abundant natural light. It includes a walk-in closet with built-in

organizers and a luxurious 5-piece ensuite featuring a soaking tub, dual vanity, and ample space to unwind. Additional features throughout the home include a water softener, central air conditioning, and an irrigation system, adding comfort and convenience year-round. This home blends functionality, style, and future potential—an exceptional place to call home.