



GRASSROOTS
REALTY GROUP

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**107 Valhalla Crescent NW
Calgary, Alberta**

MLS # A2307555



\$915,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,908 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Back Lane, Rectangular Lot, Treed		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: All sunroom furniture, dining room table, chairs and China cabinet

NEW PRICE!!! 107 Valhalla Cres is a beautifully maintained property occupied by the original owner. With 1908ft² on the main and upper levels there is ample room for your family! The main level includes a beautiful living room and formal dining room. The kitchen and breakfast nook are sunlit. The family room has built-in cabinets and gas fireplace. There is a bedroom/den on the main floor as well as laundry and powder room. Access the incredible, south-facing sunroom from the family room. Upstairs is the primary suite complete with ensuite and access to south-facing sundeck. The upper level has two more ample bedrooms and a hall bath. The lower level of the home is partially developed. As well, you will find a workshop and large storage room downstairs. Several upgrades have been made to this home including roof; windows; two high-efficiency furnaces; hot water tank and air conditioning. The yard is beautifully landscaped with mature trees and perennial garden beds. There is also a greenhouse and pergola. The double attached garage is heated. This is a pet- and smoke-free home. This home has a lovely floorplan and cohesive design elements. A terrific home in an outstanding community — relax and enjoy! Varsity is a mature, established community with shopping; parks and green spaces; a variety of schools: all within its borders. The Dalhousie train station and Dalhousie Station shopping area are within walking distance. Nearby is Market Mall; Bowmont Natural Park; the University of Calgary; and the Foothills and Children’s Hospitals. Access to either Downtown or our mountain parks is quick and easy. This is an all-round wonderful place to live!