



**5007 Vallance Crescent NW
Calgary, Alberta**

MLS # A2310387



\$714,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: basement fridge & freezer if buyer wants.

Welcome to a superbly located bungalow that is steps from 3 local schools: St. Vincent, Marion Carson, & FE Osbourne. The home has gone through a number of recent updates. The kitchen has been opened up to the dining/living room. The hardwood floors have been refinished along with new hardwood in the kitchen. The 3rd bedroom has been removed and a walk-in closet has been added to the primary bedroom along with a laundry room across from the 5 piece bathroom. In addition, new baseboards and paint throughout the main floor. All new SS appliances in the kitchen including a 5 burner gas range, a new sink and granite counter top on one side + new dark brown cabinets and fixtures for 1/2. (other 1/2 will be left behind for the buyers). Front living room is spacious with a wood burning fireplace. Downstairs has a large rec room with a wood burning fireplace as well. The electrical panel was updated. There is a large room being used as a bedroom (requires enlargement of the window) which has a walk in closet. There is a 4 piece bathroom for this room. The detached garage is oversized (22x23 sq ft). A large deck is off the dining room as faces west. Great for a long summer evenings. Home is quick access to Downtown and many amenities in the area. Don't miss this superb opportunity to live on a quiet street that is walking distance to numerous schools.