



**5603 Gordon Lane
Valleyview, Alberta**

MLS # A2313745



\$779,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,311 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.59 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this executive-style, custom-built stone bungalow that perfectly blends luxury living with exceptional energy efficiency. Nestled in a highly desirable neighborhood, this impressive property offers outstanding curb appeal with its grand arched front porch, stone facade, attached garage, and a large roof-mounted solar panel system designed to drastically reduce monthly utility costs. Step inside to an inviting open-concept layout featuring gleaming hardwood floors, a cozy corner fireplace, and a chef-inspired kitchen complete with rich wood cabinetry, premium granite countertops, a built-in cooktop, and an eat-up island. The kitchen flows seamlessly into a bright dining area with massive windows and a garden door leading out to a spacious rear deck overlooking a private, tree-lined yard. The expansive primary retreat is a true sanctuary, boasting an elegant tray ceiling and a spa-like 5-piece ensuite with a deep corner soaking tub, a custom glass-enclosed walk-in shower with body jets. Downstairs, the massive fully finished basement is an entertainer's dream, featuring an open recreation room with a full-sized pool table and ample space for a home theater or gym. Beyond the home's incredible features, the location is truly unbeatable for active families: you are within easy walking distance to the Valleyview Multiplex for endless community recreation and fitness, and just a short stroll from the site of the upcoming new school construction. Don't miss this rare opportunity to secure a beautiful, future-proof home in one of Valleyview's most promising pockets—schedule your private viewing today!