



**5036 Vallance Crescent NW
Calgary, Alberta**

MLS # A2319280



\$900,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,270 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, French Door, Soaking Tub, Storage		

Inclusions: 2nd Fridge and 2nd Stove

OPEN HOUSE JUNE 20th & 21st 2-4pm! Welcome to this lovingly maintained family home located on a quiet, tree-lined street in the heart of desirable Varsity. Offering over 1,200+ sq. ft. above grade plus additional developed living space, this well-cared-for 4-level split featuring an outstanding 7,254 sq. ft. lot with a private, maturely landscaped backyard perfect for a future garden . Exceptional curb appeal welcomes you home. Inside, the spacious foyer leads to a bright main floor featuring beautifully refinished oak hardwood flooring, an updated kitchen with Merit cabinetry, Corian countertops, ceramic tile flooring and two convenient pocket doors. The dining room opens through a garden door to the large, treed backyard, creating seamless indoor-outdoor living. The upper level offers three bedrooms, including a spacious primary retreat with a private 2-piece ensuite and generous closet space, along with a full family bathroom. The third level features a cozy family room with an updated fireplace, a fourth bedroom, and a full bathroom complete with a luxurious walk-in tub. A walk-up entrance provides direct access to the backyard and offers excellent flexibility for growing families. The fourth level expands your living space with a large games room, cold room, workshop/tool room with sink, providing abundant storage and endless possibilities. Additional highlights include a triple detached garage, two furnaces and newer hot water tank Families will appreciate the unbeatable location within walking distance to several highly regarded schools, including Varsity French Immersion, Marion Carson School, St. Vincent de Paul School, F.E. Osborne School and short commute to Winston Churchill High School. Just minutes from Market Mall, the University of Calgary, Foothills Medical Centre, Alberta

Children's Hospital, University District, Varsity Ravine Off-Leash Park, Bowmont Park and Silver Springs Golf Club. This is a rare opportunity to own a meticulously maintained home on a large lot in one of Calgary's most sought-after northwest communities.