GRASSROOTS REALTY GROUP

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5119 Vallance Crescent NW Calgary, Alberta

MLS # A2319492

$1,500,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,519 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	3	**Baths:**	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opene		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maint		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Humidity Control, Natural Gas	**Water:**	-
Floors:	Carpet, Concrete, Hardwood	**Sewer:**	-
Roof:	Membrane, Metal	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Dishwasher, Induction Cook Top, Oven Built-In, Microwave Built-In, Refrigerator, Window Blinds

There's a moment when you walk into a house and realize someone thought about every inch of it. An architect. An interior designer. A landscape architect. All three working together on one property, one vision. That's what this home is. The result is a home that looks the way it does on purpose — batu and stucco exterior, standing seam metal roof, spandrel glass panels that give the facade a quiet contemporary edge. Across four levels, 1,519 sq ft above grade and over 2,600 sq ft of total developed space — every inch considered. The front yard is alpine-themed and four-season interesting: tiered Chief Cliff boulders, river rock dry stream, alternating perennials, a striking lilac tree, and irrigation. The oversized front entry has a canopy overhang with its own skylight. Step around back and the story changes entirely. South-facing yard. Tall fence. Mature green ash trees and a lilac hedge that create the kind of privacy that usually takes decades to grow into. Batu hardwood deck, vegetable garden, apple tree, and a back patio wired and plumbed for a hot tub. The double garage is batu and stucco to match the house, with a custom metal-roofed shed tucked behind it. The main level opens under 10-foot sculptural ceilings. Kitchen, dining, and living room connect the way a good floor plan should — not chopped up, not forced open, just right. A gas fireplace anchors the living room. Built-in ceiling speakers run through the living room, family room, kitchen, and back patio. Concrete epoxy floors carry through the front and back entries, kitchen, and all three bathrooms; solid oak hardwood runs through the living room, dining room, and upper floor. The kitchen features an induction cooktop, built-in Jennair combination microwave/wall oven, Bosch panel-faced dishwasher, quartz island, and under-cabinet lighting. Built-in storage throughout every level.

Upstairs, a skylight runs the full length of the upper hall — the light carries all the way through to the primary dressing room, so the entire level feels open and airy from the moment you ascend the stairs. The primary suite has a walk-in dressing room with built-ins, a custom headboard with integrated night tables, and a heated-floor ensuite with a large shower. The lower level has a family room with large windows and a gas fireplace, a heated-floor 3-piece bath, and a cedar sauna. The flex room — floor-to-ceiling cabinetry, built-in bookshelves — handles whatever the next chapter looks like. High-efficiency furnace, 200-amp service, Hunter Douglas blinds on the main and upper floors. Varsity is the kind of community people move to when they know what they want. Quiet crescent. Mature trees. Walkable to Marion Carson, St. Vincent de Paul, F.E. Osborne, and Sir Winston Churchill. Minutes to Market Mall, Foothills, U of C, and Varsity Ravine.

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