



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Val Gardena Court SW
Calgary, Alberta

MLS # A2331321



\$1,130,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,620 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	None		

Kananaskis in the city – and a VIEW over the ravine – exposure to the trees, front & back, a TRANQUIL setting, bathed in natural light! This home has it all…. a quiet cul de sac location, a view to the ravine and a home LOADED with features – in Montreux – steps to Aspen Landing! On the main you will love the 9’ ceilings, wideplank luxury vinyl, flat ceilings with pot lights, B/I speakers and a kitchen featuring quartz countertops and a complimentary granite island/breakfast bar. The Great room sits under a towering 18’ ceiling, with a bank of windows and a view to the ravine, the kitchen opens to a wonderful dining space and the main floor also features a private den/home office. Upstairs, the wideplank luxury vinyl continues … the Bonus Room is a dream, under 11’ ceilings with a calming view to the green space beyond. The primary bedroom enjoys a full 5pc en suite bath with quartz countertops – GORGEOUS! The two additional beds up, are well sized and share a 4pc bath, also with quartz countertops. This home has been extensively renovated and refreshed featuring a soft white palette, designer lighting and window coverings, quartz countertops throughout, wideplank luxury vinyl on the main and upper levels, Central A/C and an over-sized garage. This is a GREAT LOCATION in Montreux, a quiet and peaceful community on Calgary’s westside, steps to the many shops and services at Aspen Landing.