



GRASSROOTS
REALTY GROUP

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83 Valley Stream Circle NW
Calgary, Alberta

MLS # A2342106



\$665,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

*** PRICE IMPROVEMENT *** Welcome to 83 Valley Stream Circle NW, a beautifully updated two-storey home offering the space, comfort and versatility today's families are looking for. From the moment you step inside, the fresh main-floor luxury vinyl plank flooring and open-concept design create a welcoming atmosphere that feels both stylish and practical. The kitchen is the heart of the home, featuring a large island, quartz countertops and stainless steel appliances, with plenty of space for preparing meals, gathering with family and entertaining friends. Just off the kitchen, the family room offers a cozy place to unwind around the corner gas fireplace, while the main-floor half bath and laundry area add everyday convenience. The main floor opens directly onto a south-facing backyard, extending the living space outdoors during the warmer months. A generous wood deck provides the perfect spot for morning coffee, summer dinners or evening get-togethers, while the stone retaining wall and storage shed add both character and functionality to the yard. Upstairs, the spacious and open bonus room provides a comfortable retreat for movie nights, playtime, a home office or simply relaxing with the family. Three bedrooms offer plenty of room for everyone, including a generous primary suite designed as a peaceful escape at the end of the day. The ensuite features a jetted tub, glass-tiled shower and walk-in closet, creating a comfortable space to start and end your day. A second four-piece bathroom completes the upper level. The fully developed basement adds another dimension to the home, with a large recreation room that offers plenty of flexibility for a home theatre, games area or family hangout. A generous fourth bedroom and three-piece bathroom make this level ideal for guests, older children or extended family. Additional features include

the peace of mind of no Poly-B plumbing, a hot water tank replaced in 2022 and new air conditioning installed in 2024. With inviting gathering spaces, a south-facing backyard and plenty of room for everyone to spread out, this is a home designed for everyday living, relaxed entertaining and making the most of time together.