



GRASSROOTS
REALTY GROUP

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290 Valleyview Court SE
Calgary, Alberta

MLS # A2343774



\$739,000

Division:	Dover		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Basement fridge , range and hood fan

Welcome to 290 Valleyview Court SE, nestled on a quiet cul-de-sac in one of Calgary's desirable southeast communities. This inviting property offers a functional layout with bright, open living spaces, a bonus/ office room right on main level. The well-appointed kitchen flows seamlessly into the dining and living areas, making it perfect for everyday living. Upper level, welcome to the Primary bedroom with walk-in closet and 5 pcs ensuite, two generous-sized bedrooms with 4 pcs bath, and a bonus room which turned into additional guest bedroom . Step outside to enjoy the private backyard with extend large deck covered with two gazebo ideal for relaxing, gardening, or hosting family and friends. Basement fully finished with illegal suites equipped with kitchen, nook, additional two bedrooms and a storage room which can easily turn into third bedroom. Conveniently located close to parks, schools, shopping, public transit, and major roadways, this home offers the perfect combination of comfort, convenience, and value. Whether you're a first-time homebuyer, growing family, or investor, this is an opportunity you won't want to miss! The seller(s) do not have any permit with basement development/ deck extension and buyer(s) to except original RPR dated 2010.