



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5008 Valiant Drive NW
Calgary, Alberta

MLS # A2343881



\$849,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,676 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

Welcome to a truly exceptional home situated on one of Varsity's most desirable streets, offering over 1,670 SF of main-floor living and six bedrooms in total. Ideally located within walking distance to top-rated schools including F.E. Osborne, St. Vincent de Paul, and Marion Carson School, parks, Market Mall, the University of Calgary, and an abundance of amenities, this updated family home blends timeless design with modern comfort. The thoughtfully designed layout offers four bedrooms on the main level and two additional bedrooms downstairs, creating a spacious and versatile home for family living. From the moment you enter, the bright interior showcases hardwood floors, an open-concept design, and beautifully updated spaces throughout. The south-facing living room is filled with natural light and flows into the dining area featuring an elegant glass railing overlooking the lower level. The updated kitchen features custom two-tone ceiling-height cabinetry, quartz countertops, stainless steel appliances including a gas range, farmhouse sink, and breakfast bar seating. The kitchen and dining area flow naturally into the spacious rear family room addition, featuring a brick-facing wood-burning fireplace, deck access, and a separate exterior door, a versatile space ideal for family living, a home office, or entertaining. The main level offers four bedrooms, including a renovated main bathroom with elegant finishes and a soaker tub, plus an additional half bathroom. The primary retreat is thoughtfully positioned on its own side of the home and features two closets, space for a king-sized bed, and a beautifully updated ensuite with marble tile, glass shower enclosure, and dual shower heads. Adding to the home's unique design, a few steps down from the primary retreat leads to a versatile room with an egress window, offering flexibility as a walk-in closet, home

office, or additional bedroom. The lower level offers even more living space with a spacious recreation room, newer carpeting, a large bedroom with its own wood-burning fireplace leading to a walk-in closet and beautifully updated bathroom featuring modern tile, walk-in shower with glass panel. The laundry room is thoughtfully finished with herringbone tile flooring and completes this level. Additional highlights include central air conditioning, updated windows and doors, two furnaces replaced in 2015, new electrical panel, major renovations completed between 2019–2021, newer fencing, composite deck, newer double detached garage and front driveway. A rare opportunity to own a beautifully updated home offering the space, flexibility, and character that make a house feel like home - a truly special property in one of Calgary's most desirable communities.