



**GRASSROOTS**  
REALTY GROUP

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76 Valley Creek Crescent NW  
Calgary, Alberta

MLS # A2346014



**\$1,098,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Valley Ridge                     |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | 2 Storey, Acreage with Residence |        |                   |
| Size:     | 2,390 sq.ft.                     | Age:   | 1999 (27 yrs old) |
| Beds:     | 5                                | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | 0.14 Acre                        |        |                   |
| Lot Feat: | See Remarks                      |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, No Animal Home, No Smoking Home, See Remarks, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** -

EXECUTIVE RAVINE HOME | 3,500+ SQ. FT. | MILLION-DOLLAR VIEWS | WALKOUT BASEMENT \*\*76 Valley Creek Crescent NW\*\*  
&mdash; A spectacular \*\*custom-built Cardel executive home\*\* offering \*\*3,500+ sq. ft. of beautifully developed living space\*\* on a private ravine lot with breathtaking views! "OPEN HOUSE THIS WEEKEND FROM : 2:00PM to 5:00 PM ? \*\*FEATURES YOU'LL LOVE:\*\* \* \*\*3,500+ sq. ft. of developed living space\*\* \* \*\*Custom-built Cardel home\*\* \* \*\*Private ravine lot with incredible views\*\* \* \*\*Fully developed walkout basement\*\* \* &dash; 5 bedroom potential \* Spacious gourmet kitchen with \*\*granite countertops & oversized island\*\* \* Bright breakfast nook overlooking the ravine \* Dramatic \*\*vaulted-ceiling family room\*\* \* Floor-to-ceiling windows \* Beautiful fireplace \* Hardwood flooring \* Main-floor den/office \* Spacious primary retreat with \*\*5-piece ensuite & walk-in closet\*\* \* Basement recreation room with \*\*wet bar\*\* \* Additional room ideal for office, gym, or bedroom \* Central A/C \* Upgraded lighting \* Oversized rear deck \* Beautifully landscaped, low-maintenance yard \* Exceptional privacy and outdoor living INCREDIBLE RAVINE SETTING Enjoy your morning coffee or evening gatherings from the \*\*oversized rear deck\*\*, surrounded by peaceful ravine views and natural beauty. The \*\*fully developed walkout basement\*\* provides excellent flexibility for extended family, guests, or additional living space. This is more than just a house &mdash; it's an \*\*executive home with space, views, privacy, and a spectacular setting\*\*. ?? \*\*Priced for a quick sale &mdash; don't miss this rare ravine opportunity!\*\* ?? \*\*76 Valley Creek Crescent NW\*\* \*\*Book your private viewing today!\*\*