

## 62 Valley Pointe Bay NW Calgary, Alberta

MLS # A2166618



# \$819,900

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled in a quiet cul-de-sac, this stunning 2240 sqft 2-storey home by Homes By Avi offers a perfect blend of comfort and elegance. With an east-facing front for morning light and a sun-soaked west-facing backyard, you'll enjoy plenty of natural daylight throughout the day. Step inside to a grand foyer with 9-foot ceilings and hardwood maple flooring, leading to an airy open-concept living space. The living room, with its soaring ceilings and large windows, flows seamlessly into a modern kitchen with white cabinets, granite countertops, stainless steel appliances, and a convenient walkthrough pantry. The adjacent dining area opens to a lovely deck, perfect for entertaining. On the main floor, you'll find a private office, laundry, and a 1/2 bath. Upstairs, there are 3 spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, plus a large bonus room for additional living space. The unfinished basement offers endless potential with roughed-in plumbing for future development. Located near beautiful walking paths, parks, and recreational areas, you'll have quick access to Stoney, the mountains, shopping and caf e; ie: West Farmer's market. This energy-efficient home, equipped with radon mitigation, water filtration, and high-efficiency Furnace, keeps utility bills low, and water and air quality high. With a full security system in place, this house offers peace of mind and comfort, making it the perfect place to call home!