



247 Valley Pointe Way NW
Calgary, Alberta

MLS # A1043104



\$769,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	-		
Size:	2,407 sq.ft.	Age:	2012 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: -

Welcome to this LEGAL SUITED gem with a SUNNY SOUTHWEST backyard in PRESTIGIOUS Valley Ridge Estates. This 5 bed/ 3.5 bath home has a professionally developed legal suite steps from breathtaking VIEWS & Hiking/Biking TRAILS. With over 3400 SqFt of developed living space, don't lift a finger if you're looking for a great investment as the legal suite rents for top dollar or use it for yourself! Rocking over \$110,000 in RECENT DEVELOPMENT and upgrades, adding a separate entrance, walkway, sprinklers, landscaping, S.S Appliances, in-suite laundry, matching granite, modern flooring & extensive work/permits to develop the legal suite. The main level welcomes you with a grand entrance, Air Conditioning, a huge den/office & luxurious finishings that lead into the modern kitchen with a gas range, S.S appliances & white cabinets to the ceiling. Upstairs hosts 3 large bedrooms, family room, laundry & 2 full baths including a large master retreat with VIEWS OF GREEN SPACE, a 5 pc ensuite bath, dual sinks & a MASSIVE WALK-IN CLOSET with his & her built-ins. It's incredibly hard to find a luxury home in this area with a legal suite, this property is an opportunity to live in style while not breaking the bank with your rental income supplementing the costs, or keep the legal suite for yourself as it's a perfect space to use for entertaining, a bar, teenagers looking to have their own space, your nanny, or extended family.