

**5036 Vallance Crescent NW**  
**Calgary, Alberta**

**MLS # A2319280**



**\$900,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, French Door, Soaking Tub, Storage		

**Inclusions:** 2nd Fridge and 2nd Stove

OPEN HOUSE JUNE 20th & 21st 2-4pm! Welcome to this lovingly maintained family home located on a quiet, tree-lined street in the heart of desirable Varsity. Offering over 1,200+ sq. ft. above grade plus additional developed&nbsp;living space, this well-cared-for 4-level split featuring an outstanding 7,254 sq. ft. lot with a private, maturely landscaped backyard&nbsp;perfect for a future garden . Exceptional curb appeal welcomes you home. Inside, the spacious foyer leads to a bright main floor featuring beautifully refinished oak hardwood flooring, an updated kitchen with Merit cabinetry, Corian countertops, ceramic tile flooring&nbsp;&nbsp;&nbsp;and two convenient pocket doors. The dining room opens through a garden door to the large, treed backyard, creating seamless indoor-outdoor living. The upper level offers three bedrooms, including a spacious primary retreat with a private 2-piece ensuite and generous closet space, along with a full family bathroom. The third level features a cozy family room with an updated fireplace, a fourth bedroom, and a full bathroom complete with a luxurious walk-in tub. A walk-up entrance provides direct access to the backyard and offers excellent flexibility for growing families. The fourth level expands your living space with a large games room, cold room, workshop/tool room with sink, providing abundant storage and endless possibilities. Additional highlights include a triple detached garage, two furnaces&nbsp;and&nbsp;newer hot water tank Families will appreciate the unbeatable location within walking distance to&nbsp;several highly regarded schools, including Varsity French Immersion, Marion Carson School, St. Vincent de Paul School, F.E. Osborne School and&nbsp;short commute to&nbsp;Winston Churchill High School. Just minutes from Market Mall, the University of Calgary, Foothills Medical Centre, Alberta

Children's Hospital, University District, Varsity Ravine Off-Leash Park, &nbsp;Bowmont Park&nbsp;and Silver Springs Golf Club. This is a rare opportunity to own a meticulously maintained home on a large lot in one of Calgary's most sought-after northwest communities.