

76 Valley Creek Crescent NW Calgary, Alberta

MLS # A2346014



\$998,000

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**
 ~ 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** * 4~5 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 ~ it's an **executive home with space, views, privacy, and a spectacular setting**. ?? **Priced for a quick sale ~ don't miss this rare ravine opportunity!** ?? **76 Valley Creek Crescent NW** **Book your private viewing today!**