

**52 Val Gardena Court SW
Calgary, Alberta**

MLS # A2258453



\$1,425,988

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	shed, concrete BBQ Slab, Firepit, Log Shed		

ABSOLUTELY STUNNING AND RARE WALK-OUT RAVINE VIEW LOCATION, NESTLED IN A QUIET PRIVATE CUL-DE-SAC IN THE SUMMIT OF MONTREUX LUXURY LIVING!!!!THIS HOME BOASTS A ONE OF A KIND PROFESSIONALLY LANDSCAPED EXTRA LARGE LOT, GIVING AN ACREAGE TYPE FEEL!!!MASSIVE OPEN CONCEPT MAIN FLOOR WITH LARGE WINDOWS OVER LOOKING THE SUNNY SKYS AND BREATHTAKING NATURAL RAVINE SCENIC VIEWS.LARGE GOURMET KITCHEN,MASSIVE COUNTERSPACE,BUTLERS PANTRY,LARGE PANTRY,MAINFLOOR OFFICE,STUNNING OPEN RISER STAIRCASE,RARE 4 BEDROOMS UP,LARGE SUNNY VAULTED BONUS ROOM,MASSIVE PRIMARY SUITE WITH LARGE WALK-IN,SPA LIKE EN-SUITE,LARGE WIDE OPEN FULLY DEVELOPED BASEMENT THAT INCLUDES A MASSIVE ENTERTAINING BAR,YET ANOTHER BEDROOM,BATHROOM WITH STEAM SHOWER,WALK-OUT COVERED PATIO AREA,DOUBLE INSULATED BASEMENT WALLS,CEILING INSULATED FOR NOISE REDUCTION,2 FURNACES,VACU-FLO,PRE WIRED BASEMENT READY FOR A MOTHER-IN-LAW SUITE,INSULATED WIDER GARAGE,OUTDOOR FIRE-PIT ENTERTAINING AREA,LARGE REAR PATIO OVER LOOKING THE MAGNIFICENT UN-OBSTRUCTED SCENIC VIEWS! THIS IS A ONE OF A KIND LOCATION! PRISTINE CONDITION SHOWS 10/10!!!