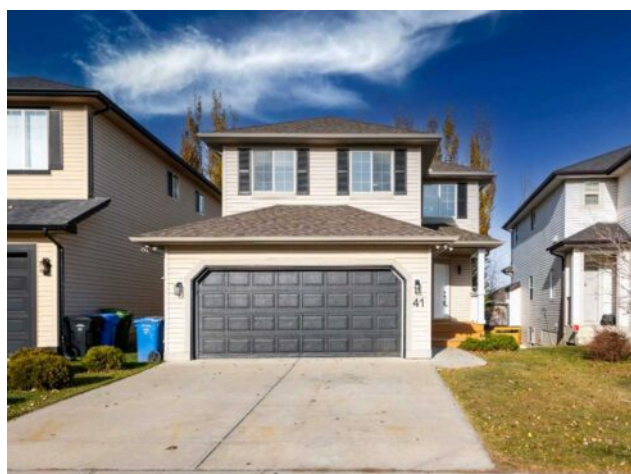


41 Valley Crest Close NW  
Calgary, Alberta

MLS # A2204732



**\$864,999**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** none

Final price adjustment . price to sell. it will not last long. Welcome to luxury living in the prestigious Valley Ridge Community! This recently renovated home with a fresh, modern look combines elegance and contemporary comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open-to-below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Luise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master bedroom with a private ensuite, large bonus room, and a common washroom. illegal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space &ndash; ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light, ample storage and closet space. Don&rsquo;t miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities. The basement is set up for short-term rentals with all brand-new furniture and accessories. The basement short-term rental allows the new owner to earn a steady income to offset the mortgage costs. Due to easy access to the mountains, there is a potential to earn approximately \$3,500 in the Summer months and \$2,500 minimum per month in the Winter months from the short-term rental. The current owner is willing to transfer the short-term rental setup to the new owner for an agreed-upon cost.