

\$2,279,000 - 74 Valour Circle Sw, Calgary

MLS® #A2126287

\$2,279,000

5 Bedroom, 4.00 Bathroom, 2,436 sqft
Residential on 0.11 Acres

Currie Barracks, Calgary, Alberta

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 74 Valour Circle SW is a masterfully crafted home, boasting a french tudor and mediterranean inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with a premium 5-piece appliance package, including a coveted Cornufe range, Gaggenau fridge/freezer, Sapphire dishwasher, and an expansive oversized peninsula perfect for culinary creations and entertaining guests. Cozy up by the Town and Country living room fireplace, artfully framed by built-in custom cabinetry, offering both warmth and elegance. Enjoy the thoughtful design that extends to the primary retreat with 13-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar with Sub-Zero wine fridge, two additional bedrooms, and the utility of a 4-piece



bathroom. Step outside to discover the spacious backyard and with a triple detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system. Immerse yourself in a meticulously crafted home built for better living, 74 Valour Circle SW is waiting for you. Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home. Schedule your private tour today to experience the exceptional lifestyle awaiting you in Currie.

Built in 2024

Essential Information

MLS® #	A2126287
Price	\$2,279,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,436
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Valour Circle Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary

Province Alberta
Postal Code T3E 7B6

Amenities

Parking Spaces 3
Parking Triple Garage Detached
of Garages 3

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances Bar Fridge, Built-In Refrigerator, Dishwasher, Microwave, Range Hood
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance
Lot Description Back Lane, Back Yard, Irregular Lot
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024
Days on Market 323
Zoning DC

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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