

**74 Valour Circle SW**  
**Calgary, Alberta**

**MLS # A2126287**



**\$2,279,000**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Currie Barracks                     |               |                  |
| <b>Type:</b>     | Residential/House                   |               |                  |
| <b>Style:</b>    | 2 Storey                            |               |                  |
| <b>Size:</b>     | 2,436 sq.ft.                        | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5                                   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Detached              |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                           |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Irregular Lot |               |                  |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco                  | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** CornueFe Induction Range

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 Cornuefe range, Gaggeneau 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.