

140 Valley Meadow Close NW  
Calgary, Alberta

MLS # A2236980

\$669,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,318 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	TV Mounts, Pergola, NEO Smart Blinds (Big Windows), (Furniture & TV's Negotiable)		

Big Price Drop!!! Come see this stunning fully renovated from top to bottom bungalow in Valley Ridge offers over 2,500 sq ft of beautifully updated living space, ideal for families or multigenerational living. With 4 bedrooms (2 up and 2 down), 2 full kitchens, and premium finishes throughout, this home is truly move-in ready. The main floor impresses with vaulted ceilings, rich mahogany hardwood floors, and dimmable pot lights that create a warm and inviting atmosphere. The modern kitchen is a chef's delight, featuring sleek Flo Form quartz countertops, white shaker-style cabinetry, and new stainless steel appliances. Natural light floods the space through south-facing windows, a skylight, and patio doors that open to the sunny south-facing backyard. The main level also offers two bedrooms, including a spacious primary suite with walk-in closet and a contemporary ensuite, plus another full bathroom and a convenient laundry room just off the attached double garage. The fully finished basement was designed with flexibility in mind, offering a second full kitchen with stylish Acacia wood butcher block countertops, two generously sized bedrooms, a den, and a full bathroom — perfect for extended family or a private living space. Comfort and efficiency are top of mind, with basement insulation upgraded to R-14, a Nuflo water filtration system, and central air conditioning to keep the home comfortable year-round. Additional updates include new triple-pane windows, renovated bathrooms, roof shingles (2018), and hot water tank (2021). Every detail has been thoughtfully considered in this home's transformation. Located next to the park, playground, and Outdoor rink/court, and surrounded by fantastic walking paths and a golf course you don't want to miss your chance to own this exceptional bungalow — book your private showing today!