

303 Valley Ridge Manor NW  
Calgary, Alberta

MLS # A2245883

**\$604,900**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Valley Ridge                          |        |                   |
| Type:     | Residential/Five Plus                 |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 1,807 sq.ft.                          | Age:   | 2013 (12 yrs old) |
| Beds:     | 2                                     | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached                |        |                   |
| Lot Size: | -                                     |        |                   |
| Lot Feat: | Landscaped, Low Maintenance Landscape |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air   | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 409 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame  | Zoning:    | DC     |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters |            |        |

Inclusions: N/A

Welcome to 303 Valley Ridge Manor NW—where nature, lifestyle, and luxury meet. Nestled in a quiet, upscale complex backing the Valley Ridge Golf Course, this beautifully maintained and move-in ready, three-storey end-unit townhome offers over 1,800 sq ft of thoughtfully designed living space and unbeatable walkability to green space, pathways, and the Bow River. Whether you're an avid golfer or a nature lover, this location gives you direct access to both—step out your door and onto the course or explore scenic trails that lead all the way to Bowness Park - or a quick drive to the Mountains from your front door! Inside, you'll find two spacious bedrooms, each with its own ensuite and walk-in closet, plus a convenient upper-floor laundry room. The main living level showcases hardwood floors, extra windows for added natural light, high ceilings, and a welcoming open floorplan. The chef-inspired kitchen features granite countertops, an induction range, and a furniture-style pantry, with a flexible nook perfect for a home office or breakfast table. The cozy family room with a gas fireplace opens to a sunny balcony—ideal for al fresco dining or relaxing after a long day. With two outdoor spaces, you can choose to bask in the sun, or opt for a bit more shade. Here you have choice! A lower-level flex room adds even more functional space, perfect for a home gym or media room. Additional highlights include a double attached garage, upgraded lighting, Hunter Douglas blinds, a Nest thermostat, and low-maintenance landscaping. This turnkey townhome is the perfect blend of peaceful living and urban convenience—steps to the golf course and moments to the city. Notable upgrades include: Newer fridge, stove, dishwasher, hood fan, hot water tank, and ceiling fans (less than 3 years old). For more information, floor plans and photos, click the links

below!