

100 Valley Ridge Heights NW  
Calgary, Alberta

MLS # A2199687

\$599,900

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,199 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 486
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Garage door opener

Welcome to Valley Ridge! This meticulously maintained 3-bedroom, 3-bathroom home in the sought-after complex, the Highlands of Valley Ridge seamlessly blends modern elegance with cozy charm. As you step inside, rich hardwood floors guide you into a spacious open-plan living area, where the heart of the home unfolds. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances including a gas stove, and a large island perfect for casual dining or entertaining. Adjacent, the dining area provides ample space, and plenty of natural light from large windows and patio doors, offering backyard views. Relax in the cozy living room, where a tile fireplace invites you to unwind. The serene primary suite offers a peaceful retreat, with more than enough space for a king bedroom set, and a full ensuite bathroom. The second bedroom is also spacious and conveniently located next to the second full washroom. The fully finished lower level provides a sprawling recreation room that provides access to a flex space, used as a 3rd bedroom and full bathroom—ideal for family fun or guests. Nestled in the desirable Valley Ridge community, this home reflects pride of ownership and is move-in ready, complete with central A/C. With its prime location near parks, trails, and quick access to Stoney Trail and the mountains, this opportunity is not to be missed. Schedule your private tour today and experience the lifestyle you've been dreaming of!