



GRASSROOTS
REALTY GROUP

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194 Valley Pointe Way NW
Calgary, Alberta

MLS # A2218802



\$1,325,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,778 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	All Wall Mounts		

EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living. The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience. The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car

garage, providing both comfort and convenience. Whether you're enjoying the views, entertaining outdoors, or playing a round of golf at the nearby Valley Ridge Golf Course, this home offers a unique combination of luxury and nature. New owner will love this location 5 minutes to the Farmer’s Market, 20 minutes from Downtown, 25 minutes to the airport, 45 minutes to Canmore!!