



GRASSROOTS
REALTY GROUP

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103 Valley Crest Rise NW
Calgary, Alberta

MLS # A2242581



\$1,000,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,480 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: Reverse Osmosis Unit in Kitchen, Water Softener

**** LOCATED** on a QUIET cul-de-sac in the heart of this highly sought after community & backing onto a very SCENIC part of the walking paths of the natural ravines and Valley escarpment. This community has some of the highest percentage of green space in all of Calgary & PLUS with terrific access to major traffic arteries in all directions & great to drive to Banff and the mountains to the west. **** GORGEOUS** very well landscaped backyard with patio areas & deck areas overlooking the park (direct access to the paths). **** THE MAIN FLOOR** & boasts a very open bright & airy plan & with a good size entrance / foyer. & ADJACENT to the entry there is a beautiful office and/or flex room. & THEN a very spacious informal dining room area overlooking the gourmet kitchen & with a two-way fireplace. & THE sunken LIVING / FAMILY ROOM with loads of natural light & views of the park, also features vaulted ceilings and the two-way fireplace. & THE kitchen is modern with tons of cabinets and counter space, a full complement of Stainless-steel appliances. & THIS leads to the main floor laundry & a two-piece powder room and back entrance / garage access. **** THE oversized garage** features acrylic floors, good storage and utility. **** UPSTAIRS** features a large BONUS / FAMILY room & overlooking the park/ravines. & THE primary bedroom is very spacious, bright & airy with a glamorous ensuite and a full walk-in closet. & BOTH secondary bedrooms are a nice size with ample closet space & plus a main 4 pce bathroom. **** THE WALK-OUT basement** (1000 + sq/ft) features a huge family / games room area with a CUSTOM built in MEDIA centre -- PLUS a beautiful WET-BAR with "secret wine room" -- and all with direct access to the patio, back yard & park pathways. & A fourth

bedroom – plus 3 pce bathroom (with heated floor) -- A large STORAGE / HOBBY room featuring custom built-in counters / cabinets with double sink. ** TRULY a magnificent family home with great upgrades and features!! – CALL your favorite realtor –OR— come by our OPEN house Saturday -- and - OR - Sunday from 1:30 to 4:30 pm. ** COME by and “CHECK-it-OUT”. ** YOU will not be disappointed **