



**216 Valley Ridge Heights NW  
Calgary, Alberta**

**MLS # A2297751**



**\$599,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, No Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d40
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, Skylight(s), Storage		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained 3 bedroom, 3 bathroom bungalow-style villa offering effortless living in the highly sought-after community of Valley Ridge. With 1,276 sq. ft. above grade, a walkout basement, and double attached garage, this home perfectly blends comfort, convenience, and low-maintenance living. Step inside to discover a bright and inviting main floor featuring newer flooring and a thoughtful, open-concept layout. The living room is warm and welcoming, highlighted by a stunning stone-front gas fireplace and a large bay window that fills the space with natural light. The dining area seamlessly extends to the spacious upper deck, complete with a gas hookup, sleek metal railing and new vinyl decking; the perfect space for outdoor entertaining or relaxing evenings. The kitchen is both functional and cheerful, featuring a large skylight that floods the space with natural light, along with updated stainless steel appliances and ample cabinetry. Stylish up/down blinds throughout the home provide both privacy and versatility. The spacious primary retreat features a three-piece ensuite and double closets with custom organizers. The second bedroom could also be used as a den/office space and a full bathroom complete this level. The walkout basement expands your living space with a generous recreation area, third bedroom, four-piece bathroom, and massive storage area. Additional highlights include a newer furnace, central air conditioning and water softening and filtration system, ensuring year-round comfort and peace of mind. Enjoy the ease of condo living with fees that include snow removal and access to the clubhouse just across the street&mdash;making this an ideal home for those who love to travel or want a true lock-and-leave lifestyle. Nestled in the desirable community of Valley Ridge, this home offers quick access to downtown, the ring road

system, and endless mountain getaways, along with nearby parks, pathways, and golf. This is a rare opportunity to own a turnkey villa in a prime location—don't miss your chance to call it home!