



**405 Valley Ridge Manor NW
Calgary, Alberta**

MLS # A2302399



\$609,900

Division:	Valley Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,837 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: STORAGE CUPBOARD IN LIVING ROOM

Experience a blend of sophisticated ADULT LIVING 18+ comfort and mountain-gate access in this meticulously maintained three-bedroom townhome. Spanning multiple levels of sun-filled living space, this residence is thoughtfully designed for those who refuse to compromise between urban convenience and outdoor adventure. The Main Level The heart of the home unfolds with an airy, open-concept layout anchored by rich hardwood flooring. At its centre, a chef-inspired kitchen features sleek quartz countertops, premium stainless steel appliances, and an expansive eating bar. This level is further enhanced by a versatile flex space—perfect for a professional home office or a bright breakfast nook—which transitions seamlessly onto a private balcony for effortless indoor-outdoor hosting. The Upper Level: A Private Retreat The top floor is dedicated to rest and rejuvenation. The primary suite serves as a quiet sanctuary, offering a spacious walk-in closet and a private three-piece ensuite. Two additional well-appointed bedrooms and a full four-piece bath provide ample space for family or guests, while the inclusion of upper-floor laundry adds a layer of modern practicality. Lower Level & Refined Details The finished lower level offers a secondary living area, ideal for a media room or home gym, accompanied by a convenient powder room. Throughout the home, premium finishes like custom built-in shelving and tailored window coverings elevate the aesthetic. A rare double attached garage, central air conditioning and a welcoming front porch complete the property’s functional appeal. An Unbeatable Location Perfectly positioned within a vibrant community, you are steps away from the Valley Ridge Golf & Country Club, serene parks, scenic trail systems and access to the Bow River. With immediate access to the Trans-Canada

Highway, your commute downtown is just as streamlined as your weekend escape to the mountains.