



**119 Valley Glen Bay NW  
Calgary, Alberta**

**MLS # A2303270**



**\$779,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Level, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Quiet Cul-De-Sac Privacy Meets Sun-Drenched Living Tucked into the back of one of Valley Ridge’s quietest cul-de-sacs, this freshly painted detached home sits on an expansive 5,296 sq. ft. lot. It is the perfect blend of sunlight, mature natural privacy and thoughtful mechanical upgrades, offering a lifestyle of ease and mountain-edge convenience. **Main Floor: Work from Home in Style** The main level is designed for the modern professional, featuring a decently sized den that is ideal for a quiet, productive home office. The airy floor plan is defined by oversized windows that flood every corner with natural light, creating a bright and welcoming atmosphere from the moment you walk in. **The Signature Space: A Massive Bonus Room** The "wow" factor of this home is the oversized upper level bonus room. As the largest room in the house, this sun-drenched flex space is perfect for a high-end media lounge or the ultimate kids playroom. **Upper Level Living** The upper floor features three generous bedrooms and 2.5 baths, including a primary retreat with a walk-in closet. Two bedrooms offer elevated neighbourhood views, creating a true sense of openness. For ultimate convenience, the laundry is located on the bedroom level. **A Basement Built for Recreation** The fully developed lower level is all about entertainment and comfort. It features a huge recreation room perfect for a home theatre or gym and a full bathroom with heated tile flooring, a touch of luxury that guests will love on crisp Calgary mornings. **Outdoor Living & Seasonal Privacy** The southwest facing backyard is a year round sanctuary. Nine mature aspens provide a lush summer covering for cooling shade, while two apple trees add a touch of charm. In the winter, the southwest exposure maximizes natural warmth, while a majestic evergreen front ensures year-round curb appeal and privacy

from the street. The Home's Dream Parking is convenient, with a double attached garage and space for up to four vehicles on the property. The home is situated on a quiet cul-de-sac, which may offer additional street parking for multiple guests, subject to local bylaws and availability. An ideal setting for hosting family gatherings and special occasions. Maintenance & Peace of Mind This home is move-in ready with a focus on long-term reliability: Humidifier: Replaced 2024 Hot Water Tank: Replaced 2022 Furnace: Professionally inspected April 2026 (Perfect condition) Bonus: Built-in central vacuum system included. The Valley Ridge Lifestyle Enjoy world class golf at the Valley Ridge Golf Club, Bow River pathways at your doorstep, and the quickest mountain access in Calgary. You are minutes from Stoney Trail and Crowfoot shopping, while being the first on the road to Banff. Experience the perfect balance of city and mountain living. Schedule your private showing today!