



GRASSROOTS
REALTY GROUP

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82 Valley Ridge Point NW
Calgary, Alberta

MLS # A2309791



\$1,050,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,504 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, On Golf Course, Rectangular Lot		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, Basement Fridge, West wall book shelves in Den

Immaculate, walkout bungalow backing directly onto Valley Ridge Golf Course. Picturesque fairway views, incredible privacy, and an abundance of natural light. Airy and open floor plan; vaulted ceilings, large windows, a fully developed lower level and seamless indoor-outdoor flow. Living is easy in this well rounded, over 2900 sq. ft. bungalow, 3 bedrooms, den, 3 baths, hardwood floors, plus fully developed walkout with incredible entertaining spaces - a huge recreation room, ample space for a games area, wet bar and direct access to the private covered patio. Enjoy the two spacious decks both with a gas line for a BBQ or fire table and a heated 528 sq.ft., oversized double garage. Radiant Hydronic heating system on BOTH levels, landscaped yard with in ground sprinkler system. Private and coveted street in Valley Ridge on a private, quiet cul-de-sac. Just 20 minutes from downtown with quick access to Banff and Rocky Mountains.