



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**91 Valley Ridge Green NW
Calgary, Alberta**

MLS # A2309813



\$919,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Hot Tub and equipment

Golf Course Living at Its Finest! This rare and beautifully maintained 2-storey walkout home offers over 2,940 sq. ft. of developed living space and is tucked away in a quiet location backing directly onto the golf course. With a sunny south-facing, private fenced backyard, triple attached garage, and stunning views throughout, this home combines luxury, comfort, and functionality. Step into the impressive front foyer featuring a soaring open-to-above ceiling and large upper windows that flood the home with natural light. To the left, you'll find a spacious formal dining room complete with stylish tile flooring, a floor-to-ceiling bay window, recessed hutch niche, and convenient access from both the foyer and kitchen — perfect for entertaining. To the right of the entry is a bright main floor den with French glass doors, ideal for a home office while enjoying sunny south exposure and beautiful golf course views. Further down the hall is the garage entry along with a spacious combined laundry and powder room featuring extensive built-in cabinetry, upgraded countertops, newer fixtures, and tile flooring. The heart of the home is the inviting great room showcasing rich hardwood floors, a stunning stone-faced gas fireplace, coffered ceiling detail, and large picture windows framing spectacular golf course views. The semi-open design provides separation while maintaining excellent flow into the kitchen and breakfast nook. The spacious kitchen is designed for family living and entertaining, offering hardwood floors, a large island, granite countertops, corner pantry, newer stainless steel appliances, tile backsplash, and a corner sink window. The turret-style breakfast nook adds architectural charm and opens onto a beautiful entertainment-sized deck complete with Dura Deck covering, glass railings, and privacy glass panels. Upstairs, the open staircase leads

to an airy loft area with a large feature window overlooking the foyer below. The primary suite is a luxurious retreat featuring double-door entry, corner stone gas fireplace, large picture window with golf course views, and private access to an upper deck. The spacious ensuite includes an oversized vanity, heated floors, soaker tub, separate shower, and linen closet. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully developed walkout basement is bright and spacious with large windows throughout. Highlights include a versatile gym/dance studio behind double glass doors, upgraded 3-piece bathroom, bedroom 4 and an expansive recreation/family room with fireplace, wet bar, extensive cabinetry, tile flooring, built-in sound/media wiring, and walkout access to the professionally landscaped backyard with extensive paving stone patio. Additional upgrades over the years include: Hunter Douglas thermal blinds, New patio door and blinds in the primary bedroom. Heated flooring and updated counters/taps in the ensuite, Updated bathroom counters, fixtures, and toilets. Furnace replacement.