



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

158 Valley Glen Heights NW
Calgary, Alberta

MLS # A2318641



\$1,090,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,512 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this fully developed 2-storey walkout offering 3,707 sq ft of finished living space, backing directly onto the Valley Ridge pathway system and environmental reserve with access from the backyard. Located on a quiet street just a few homes from the community's extensive walking trails leading to Bowness Park, this property provides a private, treed setting with views of the river valley. The main floor features a formal living room and dining room, ideal for hosting. The family room, kitchen, and breakfast nook are open and bright, with floor-to-ceiling windows along the back of the home bringing in natural light. The family room is anchored by a gas fireplace framed by built-in bookcases. The kitchen offers abundant counter space and cabinetry, a walk-in pantry, and direct access to the large upper deck overlooking the yard and reserve. A main-floor office, laundry room, and 2-piece bath complete this level. The upper floor includes a spacious primary suite with a 5-piece ensuite and walk-in closet. Two additional generously sized bedrooms and a 4-piece bath complete the upper level. The upper hallway is open to the family room below, creating a bright, airy connection between the two levels. The fully developed walkout basement offers a large recreation room with a second fireplace, ample space for future development including the potential to add a fourth bedroom and bathroom, and plenty of storage. Walkout access leads to the lower patio and the landscaped backyard surrounded by mature trees. Additional features include a double attached garage, a covered patio area and large upper deck with a view of the natural reserve and pathway system. Valley Ridge is a golf course community on Calgary's Westside. Residents enjoy fantastic access out to the mountains or downtown via Highway 1 and Stoney Trail taking you north or south of the city.

Along with walking/biking pathways, parks, golf course, an active community and the beautiful Bow River valley, you will truly feel a sense of community. You will love the lifestyle that this location offers!