



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Valley Glen Heights NW
Calgary, Alberta

MLS # A2329136



\$725,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Shelves/drawers & storage counter in hallway, white storage units in basement, floating shelves in the entrance hall and living room, curtain poles, curtains, TV mount in living room, shelving in small room closet (basement bedroom)

OPEN HOUSE ON SATURDAY, JULY 18 FROM 1-4 PM!! Your first impression of this beautifully maintained home in Valley Ridge will be "this is home"! Nestled in one of Calgary's most sought-after family communities, this fully developed two-storey home offers 4 bedrooms, 3.5 bathrooms and over 1,700 sq. ft. of above-grade living space, perfectly balancing comfort, functionality and timeless appeal. Step inside to a bright, inviting main floor foyer that creates a warm and welcoming atmosphere. The thoughtfully designed floor plan offers generous living and dining spaces that are ideal for both everyday living and entertaining. The well-appointed kitchen, recently updated with man-made granite countertops and high-gloss cabinetry, provides abundant workspace and seamlessly connects to the adjoining dining area and comfortable family room, where a cozy gas fireplace serves as the focal point. A convenient 2-piece powder room and laundry room complete the main floor. Upstairs, you'll find three spacious bedrooms, including a relaxing primary retreat featuring a private 4-piece ensuite. Two additional bedrooms are well proportioned and share another full 4-piece bathroom, making this level perfectly suited for growing families. The fully finished basement expands your living space with a spacious fourth bedroom, an additional full bathroom and versatile recreation areas designed to suit your lifestyle. Anchored by a stylish electric fireplace, this inviting space is perfect for a cozy family room, home theatre, fitness area, games room or children's play area, offering exceptional flexibility. Step outside to enjoy the fully fenced private backyard, featuring a deck updated with composite decking material, ideal for summer barbecues and outdoor entertaining. Mature trees and eco-friendly landscaping create a private, low-maintenance

backyard oasis, while a custom ground-level concrete paver patio offers an additional space for outdoor dining and relaxation. Additional features include central air conditioning, an updated 50-gallon hot water tank and a resurfaced driveway finished with environmentally friendly recycled rubber, providing enhanced visual appeal and a durable, slip-resistant surface. Valley Ridge is renowned for its exceptional location, offering quick access to Stoney Trail, Highway 1, downtown Calgary, the Bow River pathway system, Valley Ridge Golf Club, Winsport, schools, parks, shopping, restaurants, and transit. Combining an outstanding location, generous living space, and a family-friendly layout, this move-in ready home presents an exceptional opportunity you won't want to miss.