



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

167 Valley Crest Close NW
Calgary, Alberta

MLS # A2329795



\$674,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Lawn, No Neighbours Behind, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: tv mount, pergola, shed, window coverings

Welcome to this beautifully updated family home in the highly sought-after golf course community of Valley Ridge. Offering over 2,000 square feet of developed living space, 4 bedrooms, 3.5 bathrooms, and a sunny south-facing backyard, this move-in ready home combines modern updates with timeless comfort. The bright and inviting main floor features 9-foot ceilings, large windows, rich hardwood flooring, and a spacious open-concept layout designed for everyday living and entertaining. The kitchen is equipped with stainless steel Samsung appliances, a centre island with breakfast bar, walk-in pantry, and generous dining space overlooking the backyard. A cozy gas fireplace anchors the living room, while the convenient main floor laundry adds everyday functionality. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a beautifully renovated ensuite featuring a large walk-in shower and contemporary finishes. The additional full bathroom has also been tastefully updated, making this an ideal home for growing families. The fully finished basement expands your living space with a large recreation room, fourth bedroom, and another beautifully renovated full bathroom, providing excellent flexibility for guests, teenagers, a home office, fitness area, or media room. Step outside to enjoy the private south-facing backyard with a spacious deck, mature landscaping, and a large Keter storage shed. The fully insulated double attached garage adds year-round comfort and functionality, while the home's thoughtful design and meticulous condition make it truly move-in ready. Perfectly located just steps from parks, playgrounds, scenic pathways, the Bow River, and Valley Ridge Golf Club, with quick access to Stoney Trail, downtown Calgary, Canada Olympic Park, Calgary Farmers' Market West, and endless mountain

adventures, this home offers an exceptional balance of nature, convenience, and community.