



GRASSROOTS
REALTY GROUP

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157 Valley Creek Place NW
Calgary, Alberta

MLS # A2334554



\$899,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,751 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Boat, Double Garage Attached, Driveway, Gar		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Gazebo, Irregular Lot, Landscaped, Lawr		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Alarm, Gazebo, Two Humidifiers, Built-in Speakers		

Come home to desirable Valley Ridge! A large bungalow on a corner lot, without sidewalks to shovel, located in a quiet cul-de-sac overlooking the ravine! The front driveway is upgraded aggregate concrete, the stunning stucco exterior home sits on a landscaped yard with trees, perennial shrubs and flowers. Excessive parking includes a front double wide driveway, attached double garage and extra gated parking out back that can be used for a small boat or RV. The welcoming open floor plan showcases 10' ceilings, built in speakers, skylights and gorgeous hardwood flooring! The kitchen has plenty of storage with step in pantry, cooktop, separate wall oven and the island overlooks the spacious dining room. Sliding doors open to the covered deck and beautiful yard with a gazebo! The living room showcases a tray ceiling, cozy gas fireplace and custom hardwood build-ins. Relax in the primary wing with an enormous 5 pc ensuite with jet tub and stand alone shower. There is a flex room for a den, office, formal dining or use as you wish! Enjoy the convenience of main floor laundry! Head down to the fully finished basement boasting 9' ceilings and freshly installed luxury vinyl plank flooring! Enjoy a grand recreation room, two sizable bedrooms, another den and a full bathroom. There is extra dedicated storage room and more space in the utility room. Valley Ridge is an upscale community with paths, river access, ravine views and is an easy escape to the mountains! And if you like golf, Valley Ridge Golf Course meanders through the community! Book your private showing today!