



GRASSROOTS
REALTY GROUP

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134 Valley Glen Heights NW
Calgary, Alberta

MLS # A2347954



\$799,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Green house in backyard, shelving and storage units in the garage and backyard

Welcome to bungalow living with a backyard you'll love! Tucked away on a quiet street in Valley Ridge and offered by its original owners, this fully developed walkout bungalow backs directly onto the pathway system and environmental reserve. With mature trees, beautiful landscaping and direct pathway access from your backyard, this is a setting that makes coming home feel a little more special. Whether it's a morning walk, an afternoon in the garden or a quiet evening outdoors, there's plenty to appreciate here. The main-floor primary bedroom offers a comfortable place to unwind, complete with a 4-piece ensuite and walk-in closet. Everyday conveniences include a kitchen pantry, a laundry room with storage cabinets and plenty of storage throughout the home. And for those HOT Calgary summer days, central air conditioning keeps you cool and comfortable! Step onto the main-level patio, complete with a gas line for your barbecue, and enjoy the private, treed surroundings. The fully developed walkout basement adds valuable living space and easy access to the beautiful backyard, giving you room to spread out, entertain or spend time with family. A double attached garage and central vacuum system with attachments round out the home's practical features. Valley Ridge offers the appeal of an established golf course community with the convenience of Calgary's westside location. You're close to the Valley Ridge Golf Course, Calgary Farmers' Market and Canada Olympic Park, with easy access west to the mountains. Stoney Trail provides convenient connections north and south, while Highway 1 connects you toward the downtown core. Bungalows backing directly onto the reserve don't come to market often. With its walkout layout, beautiful yard and peaceful setting, this is a home worth taking a closer look

at. Come see it for yourself! This home will not last!