



**GRASSROOTS**  
REALTY GROUP

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149 Valley Ridge Court NW  
Calgary, Alberta

MLS # A2348644



**\$780,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Valley Ridge                                                              |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 2,279 sq.ft.                                                              | Age:   | 1992 (34 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |        |                   |
| Lot Size: | 0.28 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped   |        |                   |

|             |                                                                                                                                                                                                                             |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                     | Water:     | -    |
| Floors:     | Hardwood, Tile                                                                                                                                                                                                              | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                             | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                                        | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                                                                                                                                                                                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                                                             | Utilities: | -    |
| Features:   | Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | n/a                                                                                                                                                                                                                         |            |      |

An exceptional opportunity to own one of the largest and most desirable pie lots in Valley Ridge! Tucked into an incredible location and backing directly onto green space with mature trees, this gorgeous home offers privacy, space, and endless potential. It simply needs a little love and TLC to truly shine. The bright main floor features a dedicated office, welcoming front sitting room, dining area, and spacious back family room with a brand-new gas fireplace. The updated kitchen with granite countertop is designed for both everyday living and entertaining, offering abundant counter space, stainless steel appliances, and full-height cabinetry extending to the ceiling. Hardwood flooring runs throughout the whole house, complemented by tile—no carpet! Upstairs, all three bedrooms feature walk-in closets. The spacious primary retreat boasts a luxurious 5-piece ensuite with dual sinks, a nice soaker tub, heated tile flooring, and a massive shower. Skylights bring additional natural light into the home, while triple-pane windows add comfort and efficiency. The partially finished, bright walkout basement offers an open-concept layout, a brand-new gas fireplace, and plenty of opportunity to create additional living space. A bathroom rough-in is already in place, making future development even easier. Step outside to discover the true showstopper: an enormous backyard on a highly sought-after pie lot, backing onto peaceful green space and mature trees. The large rear deck is perfect for summer entertaining, while the generous yard offers room for kids, pets, gardening, recreation, and all your outdoor dreams. A good-sized shed and play structure also add to the functionality. Additional features include central vacuum, stucco exterior, insulated front-attached garage, and two brand-new gas fireplaces, granite countertops throughout the home. Located in highly desirable Valley

Ridge, this home offers quick access to the mountains and major routes to get anywhere easily. Enjoy nearby golf, recreation, walking and biking paths, the river, WinSport, shopping, Calgary Farmers' Market, and Calaway Park, with future Costco and additional shopping opportunities adding even more convenience. A truly special property with an exceptional lot, an unbeatable setting, and tremendous potential—this is a rare opportunity to create your dream home in one of Calgary's most sought-after communities!