

\$969,900 - 119 Valley Ridge Green Nw, Calgary

MLS® #A2228920

\$969,900

4 Bedroom, 4.00 Bathroom, 2,280 sqft

Single Family on 0.19 Acres

Valley Ridge, Calgary, Alberta

A GOLF COURSE HOME FOR UNDER A
MILLION DOLLARS !!!!!!! OPEN
HOUSE SATURDAY SEPTEMBER 20TH 1-4

Welcome to Valley Ridge nestled on the out skirts of city with amazing easy access to both Highway 1 and Stoney Trail. You will find this family home backing west onto the 12th hole of the Valley Ridge golf course on one of the largest lots on the street, with amazing views of a water hazard and the rolling fairways . The curved drive way brings you to the double attached garage and front door. An impressive foyer opens to the vaulted ceiling living and dining rooms. Beyond is the renovated kitchen, with ample cabinet space, granite counter tops , stainless appliances and sky lights to flood the room with light , a corner sink allows you to wash dishes with views to the golf course. A family eating area , with access to the large deck and the adjoining family room with fireplace are perfect for the active family. A working den a 2 piece powder room and the laundry room with access to the garage complete the main floor. Up the carpeted stair is the primary bedroom with sweeping views of the golf course, a walk in closet and renovated 5 piece ensuite with custom tile and granite counter tops. There are 2 large additional bedrooms , as well as a 4 piece renovated bathroom. In the lower level walk out you will find a 4 th bedroom with a 3 piece ensuite with a custom tile shower, perfect for a teenager or as a guest room, a large rec room, and a home theatre room with



all the equipment being left. There is also a large unfinished storage room, with the 2 furnaces, water softener and the water filtration system and the tankless hot water heater , the home has central air for the upper floor . The back yard is fully fenced for kids or pets (id:6289)

Built in 1992

Essential Information

Listing #	A2228920
Price	\$969,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,280
Acres	0.19
Year Built	1992
Type	Single Family
Sub-Type	Freehold

Community Information

Address	119 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
Province	Alberta
Postal Code	T3B5L5

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water purifier, Water softener, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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