

\$714,800 - 212 Valley Ridge Heights Nw, Calgary

MLS® #A2250333

\$714,800

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Single Family on 0.09 Acres

Valley Ridge, Calgary, Alberta

We are thrilled to introduce this impressive villa bungalow located in the picturesque Highlands of Valley Ridge. This beautifully maintained and extensively updated home reflects true pride of ownership throughout. The main level offers a spacious open-concept layout with 1,367 square feet of living space, highlighted by vaulted ceilings in the dining and living areas that lead to a generous deck equipped with a BBQ hookup—perfect for entertaining. The gourmet kitchen features granite countertops, upgraded stainless steel appliances, under-cabinet lighting, a walk-in pantry, and ample cupboard space. The primary bedroom comfortably accommodates a king-sized bed and includes a four-piece ensuite with a separate shower and a walk-in closet. A second bedroom, a two-piece bathroom, and convenient main floor laundry complete the upper level. Downstairs, the fully developed lower level is designed for relaxation and entertainment, featuring a large recreation room with a pool table, cozy fireplace, and TV sitting area. A spacious third bedroom and a four-piece bathroom provide additional comfort for guests. The expansive utility room offers space for a workshop, utility sink, and built-in shelving, while walk-out access leads to a private patio for quiet outdoor enjoyment. The double attached garage is drywalled, painted, and includes shelving for added convenience. Since 2018, the home has undergone numerous upgrades including triple-pane windows, blackout



silhouette window coverings in the bedrooms, a new air conditioner, furnace, and hot water tank, as well as improved insulation and ventilation. Additional enhancements include a brand new main floor fireplace and mantel, a new garage door and operational mechanisms, fresh paint, new carpets, updated light fixtures, modern hardware throughout, an upgraded breaker box, electrical and plumbing systems, fully renovated bathrooms, and a new deck, eaves, downspouts, and landscaping. This villa bungalow presents a rare opportunity to enjoy a serene lifestyle in a beautifully updated home with views of the golf course. The Valley Ridge community offers quick access to both the mountains and downtown via Stoney Trail, along with numerous walking paths and nearby amenities. The Highlands of Valley Ridge is a vibrant neighborhood known for its friendly atmosphere and active social scene. Don't miss your chance to own this exceptional property in one of Calgary's most desirable locations. (id:6289)

Built in 1998

Essential Information

Listing #	A2250333
Price	\$714,800
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,367
Acres	0.09
Year Built	1998
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	212 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary
Province	Alberta
Postal Code	T3B5T3

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Clubhouse
Features	No neighbours behind, Closet Organizers, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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