

207 Valley Ridge Manor NW Calgary, Alberta

MLS # A2160799



\$739,900

Division:	Valley Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	2,173 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Many Trees, On Golf Course, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This upscale luxury townhouse overlooks the 18th hole of the lush Valley Ridge Golf Course. This property is situated in a gorgeous location that offers stunning views. This 3-storey property, all above grade, offers 2173 square feet of living space and features 2 bedrooms and 4 bathrooms. Tailored for an adult lifestyle, Valley Ridge Estates is +18. In addition to 9' ceilings and gleaming hardwood throughout the MAIN FLOOR, an open-concept layout connects the the living and dining room and kitchen. The kitchen is a gourmet's dream with quartz countertops, double sink, under cabinet lighting, high end stainless steel appliances, gas stove, and pantry. The spacious dining area can easily accommodate a number of guests. The corner gas fireplace in the living room adds warmth and charm to the space. Just off the living room, a private 200 square foot balcony blends luxury with serene golf course views. Enjoy dining outdoors or just enjoy the exquisite scenery. A 2-piece bathroom completes the main floor. The UPPER LEVEL has two large bedrooms, each with their own private ensuite and walk-in closets. Conveniently located on this level is the laundry/storage room with front loading washer and dryer, shelving and ample storage space. A private covered patio overlooks the golf course and is found on the LOWER LEVEL. The entrance to the property is on this level, as is access to the double car attached garage. A large versatile recreation/flex room is just off the entrance and is currently being used as an exercise and TV room. There is a 2-piece bathroom and the utility room is on this floor. LOCATION: Easy access to the mountains, city centre, transit, and Stoney Trail. Valley Ridge is a beautiful community with over 50% green space and a variety of wildlife. This home offers an elevated living experience, please take the time to view it.