

160 Valley Ridge Heights NW Calgary, Alberta

MLS # A2164602



\$674,900

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	Bungalow, Side by Side		
Size:	2,053 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	\$ 486
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade, Walk-Up To Grade	HOA:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d40
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to your dream villa! This sunny & beautifully renovated walkout home features just shy of 2200 sqft all above grade and situated in the best location overlooking beautiful trees & greenspace. This home offers 3 bedrooms, 3 bathrooms, and tasteful upgrades that truly set it apart. As you step inside, a spacious foyer welcomes you into the home. This home provides flexibility of space over two floors soaked in natural light. On the entry level, you'll find a bedroom, a 4-piece bathroom, and a bright living room that opens to a walk-out patio overlooking a serene greenspace. Head upstairs to discover a beautifully renovated kitchen filled with natural light, a cozy dining area, and an additional living room with a fireplace. Step out onto the second patio, which also offers views of the lush greenspace. The primary bedroom is a true retreat, featuring a walk-in closet and a 3-piece ensuite. A third bedroom and another 4-piece bathroom are just down the hall, along with a convenient upper-floor laundry room. Situated in the mature and desirable neighborhood of Valley Ridge, this villa is perfectly positioned across from the golf course and just minutes from local shops. With easy access to the community and proximity to the mountains, it's a location that's hard to beat! The well-run condo complex features friendly neighbors and a clubhouse for social gatherings. An added bonus is water and sewer is included in your condo fees. Don't wait—contact your favorite realtor to book a showing today!