



THE
A-TEAM

**RE/MAX
FIRST**

228 VALLEY RIDGE Heights, Calgary T3B 5T3

MLS®#: **A2121995**

Area: **Valley Ridge**

Listing Date: **04/11/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,291**

Low Sqft:

Ttl Sqft: **1,291**

Lot Information

Lot Sz Ar: **3,573 sqft**

Lot Shape: **9.72x28x27.7x11.8**

DOM

38

Layout

Beds: **2 (1 1)**

Baths: **3.0 (3 0)**

Style: **Side by Side,Villa**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse,Low Maintenance Landscape**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Freezer,Garage Control(s),Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 14`1"	Dining Room	Main	13`0" x 9`0"
Kitchen With Eating Area	Main	15`10" x 11`0"	Den	Main	14`3" x 9`3"
Bedroom - Primary	Main	18`4" x 13`6"	3pc Ensuite bath	Main	7`11" x 5`3"
4pc Bathroom	Main	8`2" x 4`11"	Bedroom	Lower	13`1" x 8`0"
Game Room	Lower	21`3" x 18`3"	4pc Bathroom	Lower	7`5" x 4`11"
Office	Lower	11`9" x 8`4"	Furnace/Utility Room	Lower	16`11" x 9`4"
Laundry	Main	5`10" x 2`10"			

Condo Fee:
\$472

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d40

Legal Desc: **9811091**

Remarks

Pub Rmks: **A RARE OPPORTUNITY FOR A WALKOUT / END UNIT VILLA IN THE VERY SOUGHT AFTER ADULT ORIENTED COMMUNITY OF "THE HIGHLANDS OF VALLEY RIDGE . MAIN FLOOR FEATURES INCLUDE A SPACIOUS KITCHEN WITH EATING AREA. A DINING ROOM /LIVINGROOM COMBO WITH BACONY ACCESS , A GAS FIREPLACE AND LAUNDRY AREA . ALSO IS THE MASTER BEDROOM WITH A 3 PIECE ENSUITE , A SECOND BEDROOM /DEN AND A 4 PIECE BATHROOM. LOWER LEVEL WALKOUT HAS A GUEST BEDROOM, A SECOND 4 PIECE BATHROOM, AN OFFICE AND A 230 sq.ft STORAGE AREA WITH ITS OWN FIRE RATED SAFE. ; ALL KEPT WARM WITH IN FLOOR HEATING . THE FINISHED DOUBLE FRONT ATTACHED GARAGE ENTERS TO THE MAINFLOOR HALL ENTRY , HAS EXTRA HIGH CIELINGS AND SHELIVING. THE SOUTH EXPOSED DRIVEWAY KEEPS THE ICE TO A MINIMUM IN THE WINTER. THE CLUBHOUSE IS ACROSS THE STREET IS THE CENTER OF THE SOCIAL ACTIVITIES , EVENTS . AND AVAILABLE FOR OWNERS TO USE FOR PRIVATE FUNCTIONS . THE VALLEY RIDGE COMMUNITY BENEFITS FROM THE WALKING PATH SYSTEM, THE GOLF COURSE , AND THE NEWLY COMPLETED STONEY TRAIL . SEE VIRTUAL TOUR FOR 360'S AND FLOOR PLANS.**

Inclusions:
Property Listed By: **N/A
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











