



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 VALLEY RIDGE Manor, Calgary T3B 6C4**

MLS®#: **A2145040**

Area: **Valley Ridge**

Listing Date: **06/28/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,701**  
Low Sqft:  
Ttl Sqft: **1,701**

DOM

**4**

Layout

Beds: **2 (2 )**  
Baths: **3.0 (2 2)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Stucco**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Oven,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Lower		2pc Bathroom	Main	
3pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
Laundry	Upper	6`10" x 4`9"	Bedroom - Primary	Upper	13`0" x 10`6"
Bedroom - Primary	Upper	14`1" x 12`7"	Living Room	Main	16`1" x 13`9"
Dining Room	Main	14`1" x 9`10"	Kitchen	Main	19`4" x 11`7"
Den	Main	20`0" x 15`7"			

Legal/Tax/Financial

Condo Fee: <b>\$409</b>	Title: <b>Fee Simple</b>	Zoning: <b>DC</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>1313226</b>	

Remarks

Pub Rmks: **Nestled in a serene environment with mature trees and close proximity to the Valley Ridge golf course, this charming home offers a blend of comfort, style, and convenience. Stepping inside, the front entrance welcomes you to a lower-level family room, where large windows overlooking the front patio and an electric fireplace create a warm and inviting atmosphere. A 2-piece bathroom and access to the double attached garage complete this main level. Moving to the upper levels where gleaming hardwood flooring is seen throughout, you are greeted with the heart of the home features a kitchen designed to impress, with a spacious layout that includes a breakfast bar for casual dining or entertaining, modern stainless steel appliances, a gas cooktop, beautifully tiled backsplash, and under-mount lighting that illuminates the workspace. The kitchen seamlessly opens to an inviting nook, a cozy spot with custom built-ins along with the dining space creating a fantastic open floor plan. The living room features a corner fireplace with a stylish tile surround and a wooden mantle, providing access to a back deck where you can relax and take in the peaceful views of the mature trees. A 2pc powder room completes this main level. Upstairs, the first primary bedroom is a luxurious retreat, boasting a walk-in closet and a 3-piece ensuite bathroom, while the secondary primary bedroom offers a 4-piece ensuite, also equipped with a walk-in closet, built-ins, Murphy bed, and a linen closet. For added convenience, the laundry room is located on the upper level. Additional features include air conditioning. Combining modern amenities with thoughtful design elements, this home is an ideal choice for those seeking a peaceful retreat without compromising on convenience or style, offering a perfect blend of luxury and practicality whether you're relaxing by the fireplace, cooking in the well-appointed kitchen, or enjoying the serene outdoor views. Pride of ownership seen throughout.**

Inclusions: **Curtain rods & drapes, TV brackets (x2)**  
 Property Listed By: **RE/MAX First**

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









