



THE
A-TEAM

**RE/MAX
FIRST**

194 VALLEY POINTE Way, Calgary T3B 6B3

MLS® #: **A2159762**

Area: **Valley Ridge**

Listing Date: **08/23/24**

List Price: **\$1,343,888**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **6,641 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,778**

Low Sqft:

Ttl Sqft: **2,778**

DOM

26

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Secluded,Treed,Views Aggregate,Front Drive,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Dog Run,Garden**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`8" x 15`0"	Dining Room	Main	12`10" x 12`0"
Foyer	Main	7`11" x 7`8"	Office	Main	10`8" x 10`5"
Mud Room	Main	8`7" x 7`5"	Family Room	Lower	23`3" x 19`10"
Bonus Room	Upper	14`11" x 13`9"	Laundry	Upper	11`2" x 6`8"

Bedroom - Primary	Upper	19`0" x 12`7"	Bedroom	Upper	13`1" x 11`2"
Bedroom	Upper	13`0" x 11`2"	Bedroom	Lower	12`2" x 11`0"
2pc Bathroom	Main	6`10" x 5`7"	4pc Bathroom	Lower	11`2" x 5`10"
4pc Bathroom	Upper	11`2" x 4`11"	5pc Ensuite bath	Upper	11`7" x 11`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1112551**

Remarks

Pub Rmks: **EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE** Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living. The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience. The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car garage, providing both comfort and convenience. Whether you're enjoying the views, entertaining outdoors, or playing a round of golf at the nearby Valley Ridge Golf Course, this home offers a unique combination of luxury and nature. New owner will love this location 5 minutes to the Farmer's Market, 20 minutes from Downtown, 25 minutes to the airport, 45 minutes to Canmore!!

Inclusions: **TV Wall Mounts**
 Property Listed By: **RE/MAX Realty Professionals**

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