



THE
A-TEAM

**RE/MAX
FIRST**

207 VALLEY RIDGE Manor, Calgary T3B 6C4

MLS®#: **A2160799**

Area: **Valley Ridge**

Listing Date: **09/04/24**

List Price: **\$739,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,173**

Low Sqft:

Ttl Sqft: **2,173**

DOM

14

Layout

Beds: **2 (2)**

Baths: **3.0 (2 2)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse, Many Trees, On Golf Course, Views
Double Garage Attached, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`1" x 15`5"
Kitchen	Main	22`1" x 12`10"
Balcony	Main	22`0" x 9`4"
3pc Ensuite bath	Second	10`3" x 5`5"
Laundry	Second	5`10" x 6`7"
Walk-In Closet	Second	5`9" x 8`4"
2pc Bathroom	Lower	5`2" x 5`1"
Bedroom	Second	15`5" x 13`11"

Room	Level	Dimensions
Dining Room	Main	18`9" x 11`5"
2pc Bathroom	Main	4`10" x 5`0"
Bedroom - Primary	Second	15`10" x 14`11"
5pc Ensuite bath	Second	10`3" x 5`0"
Walk-In Closet	Second	6`3" x 7`4"
Game Room	Lower	22`3" x 12`9"
Furnace/Utility Room	Lower	8`1" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$522

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1313226**

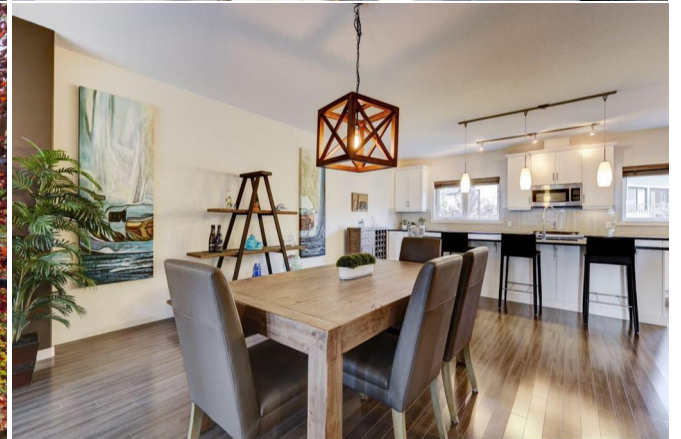
Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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











207 Valley Ridge Manor NW, Calgary, AB

Lower Level Exterior Area 402.10 sq ft
Interior Area 408.58 sq ft
Excluded Area 483.94 sq ft



0 4 8 ft

PREPARED: 2024/08/24



White regions are excluded from total floor area in OAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207 Valley Ridge Manor NW, Calgary, AB

Main Floor Exterior Area 942.43 sq ft
Interior Area 974.44 sq ft



0 4 8 ft

PREPARED: 2024/08/24



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207 Valley Ridge Manor NW, Calgary, AB

2nd Floor Exterior Area 158.50 sq ft
Interior Area 859.98 sq ft



0 4 8 ft

PREPARED: 2024/08/24



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