



THE
A-TEAM

**RE/MAX
FIRST**

160 VALLEY RIDGE Heights, Calgary T3B 5T3

MLS®#: **A2164602**

Area: **Valley Ridge**

Listing Date: **09/11/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,053

Year Built:

1998

Low Sqft:

Lot Information

Ttl Sqft:

2,053

Lot Sz Ar:

2,852 sqft

Lot Shape:

DOM

8

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

Side by Side,Villa

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Backs on to Park/Green Space

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Pine Shake**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`10" x 10`6"
Living Room	Main	16`10" x 14`4"
Family Room	Lower	13`8" x 11`8"
Furnace/Utility Room	Lower	11`4" x 6`0"
Bedroom	Main	14`0" x 10`4"
3pc Ensuite bath	Main	10`0" x 6`0"
4pc Bathroom	Lower	8`10" x 5`0"

Room	Level	Dimensions
Dining Room	Main	12`6" x 11`6"
Foyer	Lower	12`6" x 7`10"
Laundry	Main	5`8" x 3`0"
Bedroom - Primary	Main	17`8" x 13`6"
Bedroom	Lower	12`4" x 11`8"
4pc Bathroom	Main	7`8" x 5`10"

Condo Fee:
\$486

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d40

Legal Desc: **9811091**

Remarks

Pub Rmks: **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!**

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

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











