



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2170995**

Area: **Valley Ridge**

Listing Date: **10/05/24**

List Price: **\$734,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**

Finished Floor Area

Abv Sqft: **2,359**  
Low Sqft:  
Ttl Sqft: **2,359**

DOM

**13**  
Layout  
Beds: **3 (3)**  
Baths: **3.0 (2 2)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Creek/River/Stream/Pond,Gazebo,Low Maintenance Landscape,No Neighbours Behind,On Golf Course,See Remarks,Views**

**Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Warming Drawer,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>16`4" x 13`1"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`2" x 3`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 16`5"</b>	<b>Dining Room</b>	<b>Second</b>	<b>13`0" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Nook</b>	<b>Main</b>	<b>6`0" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`0" x 15`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`11" x 5`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>10`3" x 5`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 9`7"</b>

<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 5`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`8" x 5`4"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>18`7" x 12`10"</b>
<b>Foyer</b>	<b>Lower</b>	<b>9`1" x 4`10"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`2" x 5`2"</b>
<b>Other</b>	<b>Lower</b>	<b>5`4" x 4`10"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`3" x 5`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>4`3" x 3`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$525**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1313226**

Remarks

Pub Rmks: **Such a Stunning Location!!! Spacious & beautiful, this 3 bedroom town home features hardwood floors everywhere other than the carpeted bedrooms & upper tiled bathrooms . We use the 3 bedrooms as principal & spare bedrooms + an office. Conveniently, this town home is easy to Lock & Leave just as much as it is to enjoy being at home. You can also have your nieces, nephews & grand-children, etc visit or stay whenever you please in this 18+ home. There are many walking & forest paths, golf lessons & a golf game on your doorstep, a trip to the mountains in 45 minutes or dinner in the city - all are nearby. The main entrance is enhanced with the covered patio/porch & lovely landscaping. As you step into the large foyer there is a large flex area off to the side which can be used as an exercise area, tv or games room or whatever you wish. There is a 2-piece bathroom by the garage entrance. Despite the designer's suggestion, I chose to face the living room sofa toward the amazing views & marble fireplace but you can arrange your furniture to suit your wishes! The kitchen is every ones dream with fun times spent baking, cooking or even using the computer in the corner. The wonderful kitchen features ceiling height cupboards with a decorative moldng, so much counter space, an almost 9 ft island w eating bar, a corner pantry & upgraded stainless steel appliances. The dining room can easily fit extended family & friends for those animated dinners. Upstairs is the spacious principal bedroom featuring 2 closets, one for him and one for her, those amazing views flanked by the plantation shuttered window and an en-suite bathroom featuring a walk-in shower. Bedrooms 2 & 3 each have a closet, plantation shutters and share the family bathroom featuring a bath/shower. The upper level also features the laundry room with washer and dryer. Abundant storage, an over-sized double attached garage complete this spacious & lovely town home. Call your favourite Realtor to view, and thank you! Seller/Realtor is a licensed Realtor in Alberta.**

Inclusions:  
Property Listed By: **None**  
**MaxWell Capital Realty**

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











