



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: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 27-Oct**

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

**77**  
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:

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

Park Feat:

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

<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: <b>\$525</b>	Title: <b>Fee Simple</b>	Zoning: <b>DC</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **1313226**

Remarks

Pub Rmks: **BACK ON MARKET due to Pet (dog) Size Allowance of 15" at shoulder / 30 lbs or less BEAUTIFUL LOCATION on the GOLF COURSE!!! Spacious 3 BEDROOM home situated on the edge of a golf course provides stunning views to the Bow River, ponds, trees and greenery. ALL levels have these stunning views. Conveniently this town home is easy to Lock + Leave just as much as it is to enjoy being at home. There are many places to walk, run or cycle be it paved paths or forest hikes, golf lessons + a golf game on your doorstep, a trip to the mountains in 45 minutes, dinner in the city or clubhouse - 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 featuring huge windows w plantation shutters off to the side which can be used for your exercise equipment, an extra tv or games room or whatever you wish and conveniently, there is also a 2-piece bathroom by the garage entrance. The focus of the LIVING ROOM is again the amazing views seen from your sofa! With the warmth from your marble fireplace, it is perfect to curl up and read a good book. The KITCHEN is every ones dream with fun times spent baking, cooking or even using the computer in the corner. The wonderful kitchen features 2 large windows w plantation shutters, ceiling height cupboards with a decorative molding, 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 your family and friends for those animated dinners. UPSTAIRS is that spacious PRINCIPAL BEDROOM featuring 2 closets, one being a walk-in with closet organizers + a regular double doored closet, plus 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. One of these bedrooms is used as an office. The upper level also features the LAUNDRY ROOM with washer + dryer. Abundant storage + OVER-SIZED, ATTACHED, DOUBLE GARAGE completes this spacious and lovely home. Call your favourite Realtor to view! Seller/Realtor is licensed in Alberta. \*\*\*18+ home, but of course your younger family and friends are welcome to visit and stay, just not move in!**

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

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









