

**150 VALLEY GLEN Heights, Calgary T3B5P9**

MLS®#: **A2173052** Area: **Valley Ridge** Listing Date: **10/17/24** List Price: **\$1,150,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **7,879 sqft**  
 Lot Shape:

DOM

**1**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Private,Sloped Down,Treed**  
 Park Feat: **220 Volt Wiring,Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Private Entrance,Private Yard** Water Source:  
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 11`2"	Living Room	Main	18`0" x 11`4"
Dining Room	Main	12`6" x 7`11"	Family Room	Main	16`3" x 14`11"
Breakfast Nook	Main	13`3" x 8`10"	Bedroom - Primary	Main	16`11" x 12`10"
5pc Ensuite bath	Main	11`1" x 9`8"	Bedroom	Main	12`4" x 11`1"
Laundry	Main	10`8" x 8`10"	4pc Bathroom	Main	7`10" x 5`1"
Game Room	Lower	28`4" x 16`1"	Bedroom	Lower	12`2" x 10`6"

**Bedroom**  
**4pc Bathroom**

**Lower**  
**Lower**

**14`3" x 13`2"**  
**8`0" x 4`9"**

**Bedroom**  
**Storage**  
Legal/Tax/Financial

**Lower**  
**Lower**

**15`10" x 11`5"**  
**18`1" x 13`5"**

Title:  
**Fee Simple**  
Legal Desc:

**9710547**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**\*\*Exceptional Walkout Bungalow in a Serene Natural Setting\*\* Open house Saturday October 19: 1pm-4pm. Discover your dream home in this stunning fully finished walkout bungalow, nestled in an idyllic location that backs onto a lush, heavily treed natural reserve, complete with scenic walking and biking trails. Located on an extremely quiet street, this property offers a peaceful retreat while being conveniently close to amenities. Proudly offered for sale by its original owners, who have lovingly maintained it for over 26 years, this home exudes warmth and care at every turn. The main floor features an inviting layout with soaring vaulted ceilings, perfect for family gatherings and entertaining. With two well-appointed bedrooms, the master suite serves as a serene sanctuary, showcasing picturesque views of the backyard and the natural reserve. The updated 5-piece ensuite, enhanced in 2018 with a walk-in tub, ensures ease of use and luxury. The heart of the home, the kitchen, has been beautifully updated with a stunning maple island and a gas cooktop, plenty of counterspace, all while offering direct views of the tranquil outdoor landscape. Adjacent to the kitchen, the cozy family room is enhanced by solid oak built-ins and a gas fireplace, creating the ideal ambiance for relaxation. Venture to the lower walkout level, where you'll find three additional bedrooms and a storage room that could easily be transformed into a fourth bedroom if an additional bedroom is required. With direct access from the garage and walkout, this level is perfect for multi-generational living or families in need of extra space. The expansive recreation room provides endless possibilities for entertaining and leisure activities. Step outside to a meticulously maintained yard, adorned with a variety of trees and shrubs that create a picturesque outdoor oasis. This property also features an oversized double garage, measuring 31 feet wide, complete with a heater, abundant storage, and convenient stairs leading directly to the lower level. This home is brimming with potential, ready for its next owners to cherish and enjoy for years to come. Don't miss the opportunity to own this exceptional property in a truly remarkable setting!**

Inclusions:  
Property Listed By:

**TV Mounts,**  
**RE/MAX Real Estate (Mountain View)**

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











