



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 VALLEY PONDS Crescent, Calgary T3B 5T6**

MLS®#: **A2174033**

Area: **Valley Ridge**

Listing Date: **10/19/24**

List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,511 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,751**  
Low Sqft:  
Ttl Sqft: **1,751**

DOM

**10**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Garden,No Neighbours Behind,Landscaped,Many Trees,Yard Lights,Pie Shaped Lot,Private,Treed**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Pine Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Lighting,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 15`10"
Pantry	Main	4`8" x 10`2"
Foyer	Main	8`7" x 3`3"
Bonus Room	Second	17`0" x 14`11"
Walk-In Closet	Second	4`5" x 5`1"
Bedroom	Second	10`0" x 10`11"
4pc Bathroom	Second	4`11" x 7`11"

Room	Level	Dimensions
Kitchen	Main	14`5" x 12`10"
Dining Room	Main	14`4" x 6`6"
2pc Bathroom	Main	4`6" x 4`11"
Bedroom - Primary	Second	11`2" x 12`0"
4pc Ensuite bath	Second	8`7" x 4`11"
Bedroom	Second	9`11" x 10`11"
Family Room	Basement	15`6" x 11`7"

**Bedroom  
Laundry**

**Basement  
Basement**

**9`11" x 10`7"  
11`4" x 10`10"**

**3pc Bathroom  
Storage**  
Legal/Tax/Financial

**Basement  
Basement**

**7`3" x 4`11"  
4`9" x 3`3"**

Title:  
**Fee Simple**  
Legal Desc:

**9712563**

Zoning:  
**R-CG**

Remarks

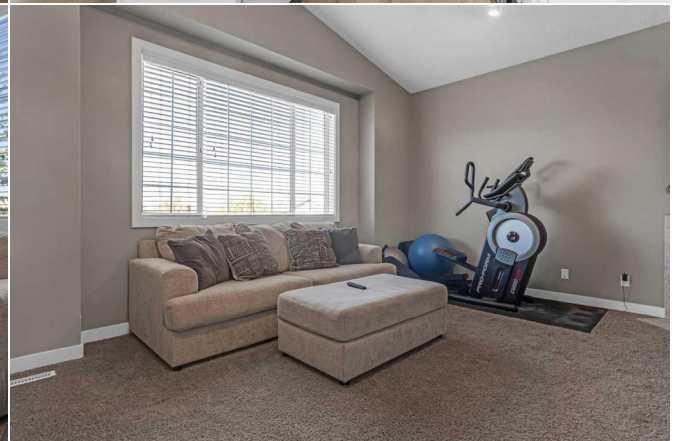
Pub Rmks: **Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the desirable community of Valley Ridge, home to a beautiful community golf course. Nestled on a quiet cul-de-sac, this property boasts a massive pie-shaped lot with immaculate landscaping, including low-maintenance artificial turf, privacy fences, and spacious decks featuring built-in lights—perfect for enjoying summer evenings outdoors. You'll also love the brand-new central air conditioner and the six-man hot tub, making this home ideal for year-round comfort and relaxation. High ceilings will greet you throughout, giving the home a bright and airy feel. The modern kitchen is a chef's dream, with quartz countertops, a large pantry, and plenty of space to cook and entertain. There's room for the whole family with a bonus room, a living room, and a family room to enjoy. You'll appreciate the peace of mind with no Poly B plumbing and fully permitted basement development. With a park directly across the street and the community golf course just minutes away, this home offers the perfect blend of tranquility, recreation, and convenience, making it an ideal choice for any family seeking comfort and style.**

Inclusions: **Hot Tub, 86 Inch Television, patio fire table with six chairs**

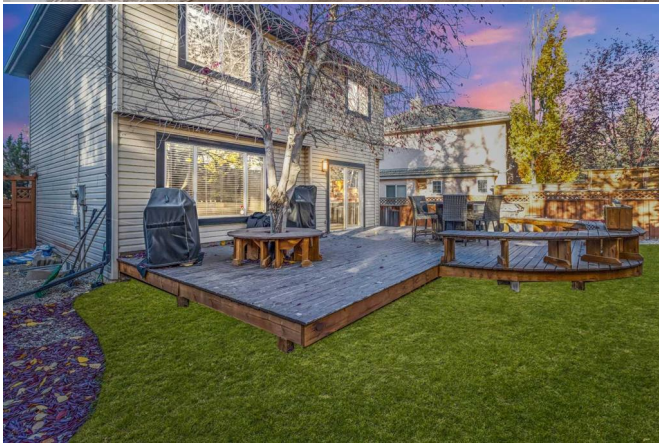
Property Listed By: **Real Broker**

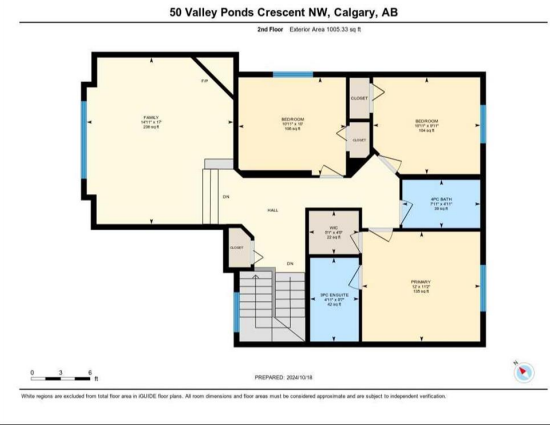
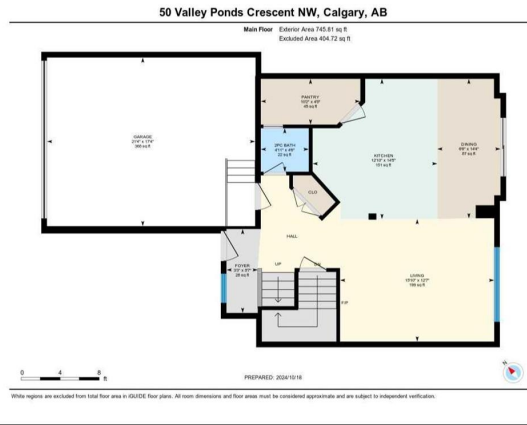
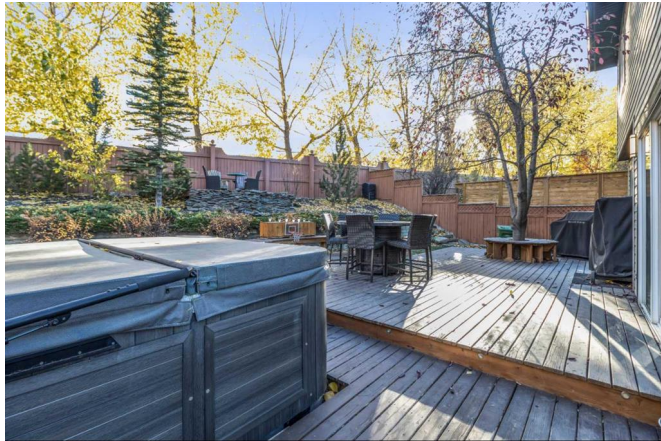
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**50 Valley Ponds Crescent NW, Calgary, AB**

Basement (Below Grade) Exterior Area 653.94 sq ft

