



THE A-TEAM

RE/MAX FIRST

32 VALLEY PONDS Place, Calgary T3B 5T5

MLS#: A2175924 Area: Valley Ridge Listing: 10/28/24 List Price: \$1,099,800
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1998
Finished Floor Area
Abv Sqft: 1,735
Low Sqft:
Ttl Sqft: 1,735
Lot Sz Ar: 6,103 sqft
Lot Shape:

DOM

1
Layout
Beds: 5 (2 3)
Baths: 3.5 (3 1)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, On Golf Course, Rectangular Lot, Treed, Views
Park Feat: Double Garage Attached

Utilities and Features

Roof: Pine Shake
Heating: Forced Air
Sewer:
Ext Feat: Balcony

Construction: Stucco
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Kitchen, Walk-In Closet, Bedroom, Mud Room, 2pc Bathroom, and Basement Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 5pc Ensuite bath, Laundry, Foyer, Family Room, and Walk-In Closet.

Bedroom
3pc Ensuite bath
4pc Bathroom

Basement
Basement
Basement

13`3" x 12`3"
0`0" x 0`0"
0`0" x 0`0"

Walk-In Closet
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

11`11" x 6`9"
10`2" x 14`4"
15`0" x 20`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9712563

Remarks

Pub Rmks:

Nestled on a peaceful cul-de-sac that backs onto the Valley Ridge Golf Course, you will find an impressive air conditioned 1,735 sq ft walk-out bungalow. This home boasts fantastic curb appeal, featuring a charming front porch with seating, a grand entryway with vaulted ceilings, and intricate trim that flows into the open concept living room, kitchen, and dining area. Entertaining is effortless in the spacious kitchen, complete with a large center island, granite countertops, stainless steel appliances, and easy access to a generous deck that offers stunning views of the golf course. The bright breakfast nook, with its expansive windows, provides plenty of space for family gatherings. The living room is highlighted by wall-to-wall built-ins and a centrally located fireplace. You'll appreciate the convenience of a main floor office or bedroom, depending on your needs, along with a two-piece bath, a mudroom, and laundry facilities. The oversized master suite features a luxurious five-piece ensuite and a walk-in closet. The lower level is fully developed, offering two large bedrooms, each with walk-in closets and their own bathrooms, along with a third bedroom. The spacious family room is perfect for entertaining and provides access to a covered patio and a beautifully landscaped yard, complete with underground sprinklers, overlooking the lush golf course. Recent improvements feature: new blinds, ceramic flooring on the main level, updated kitchen cabinets, a new fridge, a dishwasher, carpeting in the basement, and outdoor Gemstone lighting. Situated just 20 minutes from downtown and with quick access to the mountains, Valley Ridge boasts over 50% green space, featuring bike paths that meander through the environmental reserve, leading to Bowness Park and beyond.

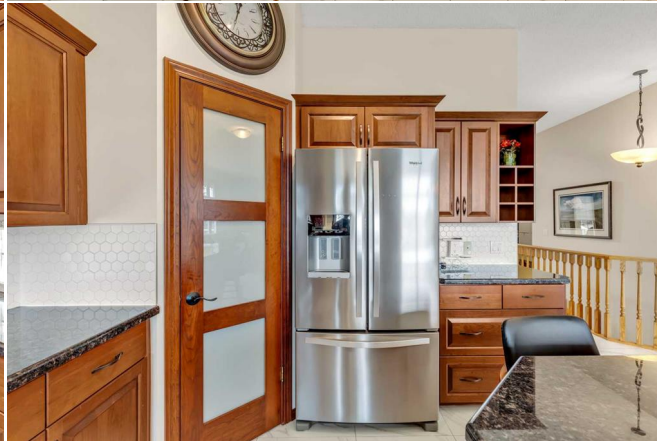
Inclusions:
Property Listed By:

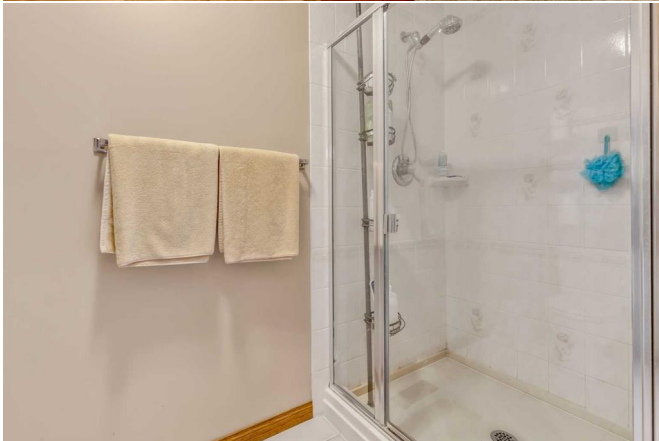
None
RE/MAX Real Estate (Mountain View)

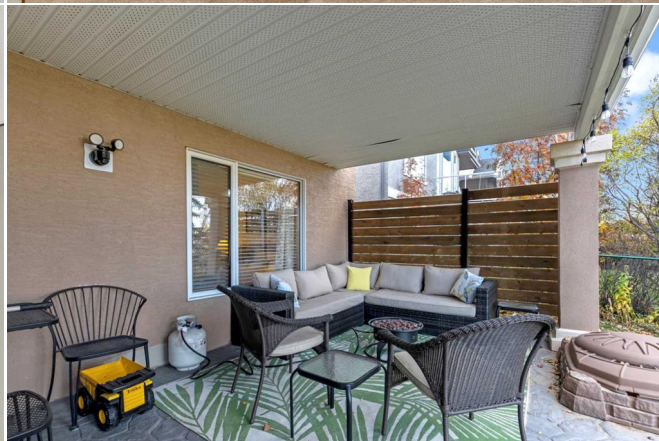
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

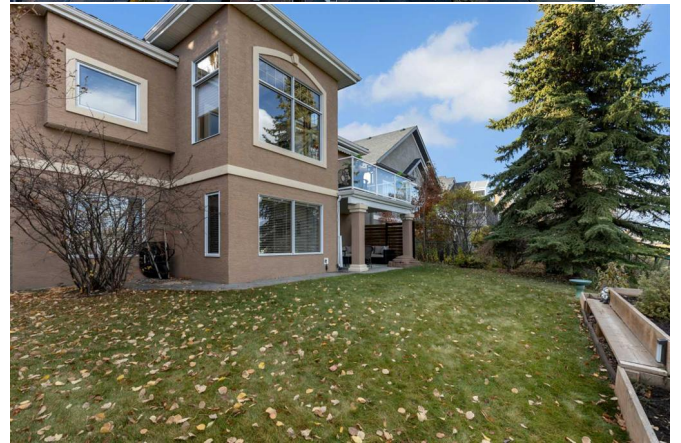
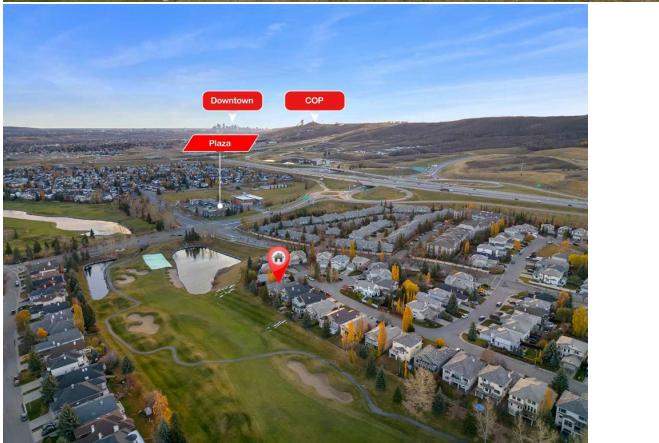
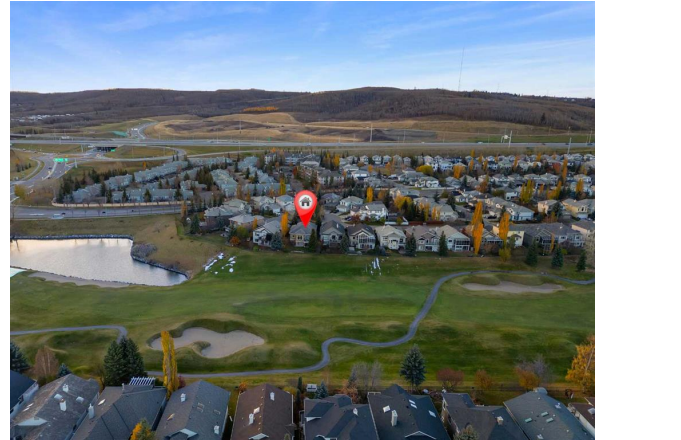












32 Valley Ponds PI NW



Date: Oct 28, 2024
Property Type: Bungalow
Basement: 1457 sq ft/ 135.35 sq m2
Main Floor: 1735 sq ft/ 161.18 sq m2
Total RMS: 1735 sq ft/ 161.18 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Gerard Chasson