



THE
A-TEAM

**RE/MAX
FIRST**

32 VALLEY PONDS Place, Calgary T3B 5T5

MLS® #: **A2175924** Area: **Valley Ridge** Listing Date: **10/28/24** List Price: **\$1,074,800**
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **6,103 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,735**
 Low Sqft:
 Ttl Sqft: **1,735**

DOM

24
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

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`0"
Kitchen	Main	18`8" x 15`7"
Walk-In Closet	Main	5`8" x 10`5"
Bedroom	Main	12`2" x 11`1"
Mud Room	Main	8`4" x 10`5"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	14`4" x 13`6"

Room	Level	Dimensions
Living Room	Main	20`6" x 15`11"
Bedroom - Primary	Main	15`1" x 13`2"
5pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	10`1" x 7`2"
Foyer	Main	13`4" x 10`3"
Family Room	Basement	24`8" x 24`0"
Walk-In Closet	Basement	8`3" x 7`5"

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.

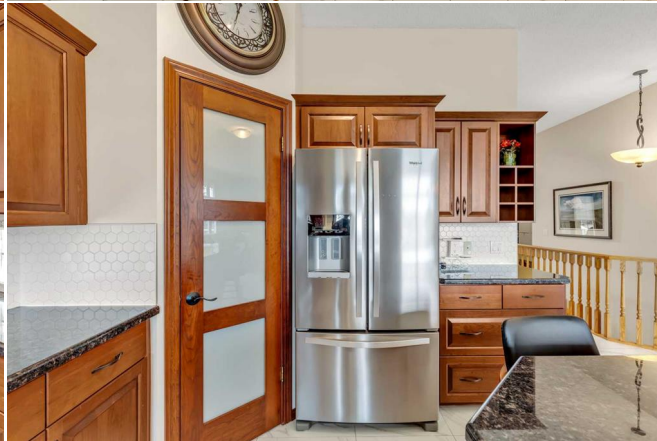
Inclusions:
Property Listed By:

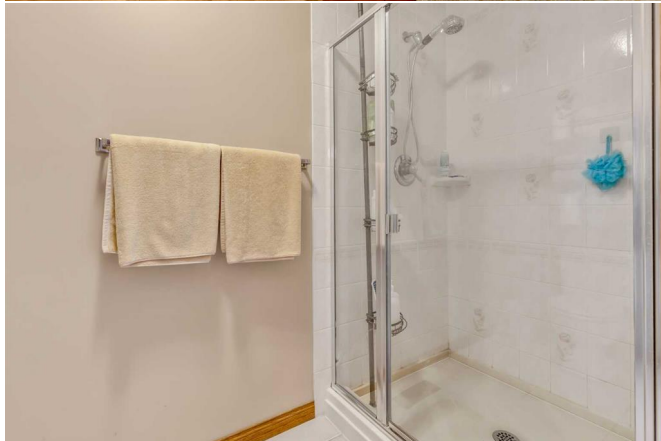
None
RE/MAX Real Estate (Mountain View)

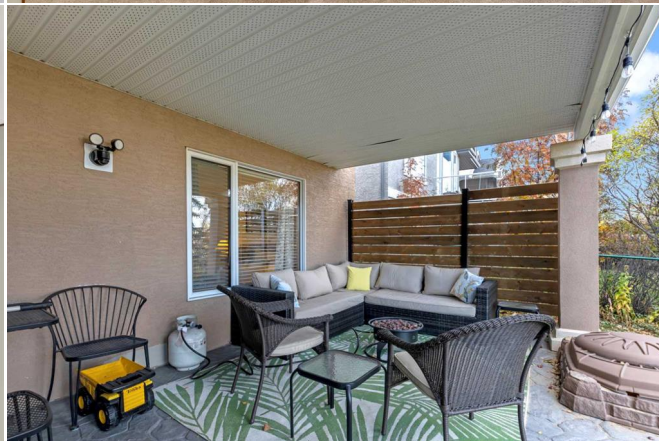
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

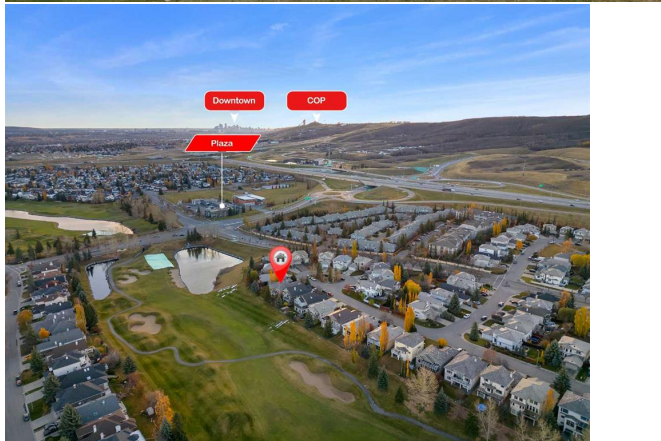












32 Valley Ponds PI NW



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