



THE
A-TEAM

**RE/MAX
FIRST**

159 VALLEY RIDGE Heights, Calgary T3B5T3

MLS® #: **A2180198**

Area: **Valley Ridge**

Listing Date: **11/20/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,229 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

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

Parking

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

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Cork,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 9`8"	Pantry	Main	8`7" x 6`11"
Living Room	Main	14`11" x 10`11"	Dining Room	Main	10`11" x 8`5"
Foyer	Main	10`0" x 5`0"	Bedroom - Primary	Main	16`0" x 11`6"
3pc Ensuite bath	Main	7`10" x 5`4"	Bedroom	Main	14`3" x 9`5"
4pc Bathroom	Main	8`1" x 4`11"	Laundry	Main	5`6" x 2`11"
Family Room	Basement	20`0" x 20`0"	Game Room	Basement	16`0" x 16`0"

3pc Bathroom Storage	Basement Basement	8`8" x 5`5" 13`7" x 10`4"	Bedroom Legal/Tax/Financial	Basement	14`5" x 12`5"
Condo Fee: \$486		Title: Fee Simple Fee Freq: Monthly		Zoning: M-CG	
Legal Desc:	9811091		Remarks		
Pub Rmks:	**OPEN HOUSE: SATURDAY NOV 23, 1-3PM** Welcome to this beautifully renovated villa bungalow, where modern design seamlessly blends with comfort and functionality. This thoughtfully updated home features an open floor plan that perfectly balances style and practicality. Upon entering, you'll be greeted by a bright den/office space, which offers the flexibility to be converted back into a bedroom. The closet is equipped with an impressive built-in organizer, making it an easy transition. The completely renovated kitchen is a chef's dream, with a gas stove, high-end appliances and timeless quartz countertops. A former breakfast nook has been converted (which can easily be switched back) to a convenient walkthrough area offering ample storage, ensuring everything has its place. French doors open from the dining room to a spacious deck, which overlooks a tranquil green space — the ideal spot for morning coffee or evening BBQs. The central fireplace has been upgraded with a new mantel and slate surround, creating a striking focal point in the main living area. Vaulted ceilings continue the airy feel, making the space feel open and inviting. The main floor primary suite is generously sized and features a fully updated ensuite, complete with one of two chair-height toilets on the main floor for added convenience. A dedicated main floor laundry room, equipped with new washer and dryer, adds to the home's practicality. The garage provides ample space for two vehicles and includes a new garage door and components, ensuring both convenience and security. Heading down to the basement, you'll find a large bedroom with a well-appointed 3-piece bathroom. The basement's vast size offers endless possibilities for customization — whether you're envisioning a spacious family area, additional bedrooms, games room, or a wellness area, the space is there. Updates throughout the home include fresh paint, new baseboards, luxury vinyl plank (LVP) flooring on the main floor, and recessed pot lighting throughout. Energy efficiency has been enhanced with the installation of a brand-new high-efficiency furnace, AC rough-in, and a new Ecobee thermostat system, helping to keep heating costs low. This well-managed complex is home to an active social club, adding to the sense of community. With easy access to both the city and the mountains, this move-in-ready home is waiting for you to make it your own.				
Inclusions: Property Listed By:	n/a eXp Realty				

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











