



THE
A-TEAM

**RE/MAX
FIRST**

74 VALLEY RIDGE Heights, Calgary T3B5T3

MLS® #: **A2197386**

Area: **Valley Ridge**

Listing Date: **02/27/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **2,903 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,236**
Low Sqft:
Ttl Sqft: **1,236**

DOM

47
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Landscaped,Low Maintenance Landscape

Double Garage Attached,Driveway,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 10`5"
Living Room	Main	15`3" x 14`9"
Bedroom - Primary	Main	16`8" x 13`8"
4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Storage	Lower	7`10" x 7`4"

Room	Level	Dimensions
Dining Room	Main	13`3" x 10`0"
Balcony	Main	10`4" x 7`6"
Bedroom	Main	14`11" x 10`1"
3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Lower	20`8" x 12`6"

Legal/Tax/Financial

Condo Fee:
\$486

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: 9811091

Remarks

Pub Rmks:

Welcome to the Highlands of Valley Ridge. This walk-up bungalow is the one you have been waiting for! Hardwood floors will lead you into an open-concept main-floor living space. Past the dining area, you'll find a spacious living room with a corner gas fireplace. The large picture windows allow plenty of natural light to fill the space. The kitchen features quartz countertops, a gas stove, plenty of cupboard and counter space, and a raised eating bar. You'll catch the morning sun on the covered patio area complete with a gas line for the BBQ. The primary retreat is massive, offering plenty of space for the king-bedroom set! Past his & her closets you'll find a full ensuite. The second bedroom is also generously sized and not far from the second full washroom. The laundry room is also conveniently located on this level. The lower level provides a spacious front entryway, large rumpus room (3rd bedroom)/ flex space, another full washroom, a large storage area, a utility room, and access to the heated garage, which is big enough for a full-size pickup truck. Meticulously kept and well cared for, the pride of ownership is evident throughout, and the mech equipment including the A/C is regularly serviced and maintained. All of this is in the mature and desirable neighborhood of Valley Ridge, directly across from the golf course and down the street from the neighborhood shops. With easy access in and out of the community and proximity to the mountains, what's not to love? This is a very well-run condo complex with friendly neighbors and a clubhouse area for socializing. Reach out to your favorite realtor to book a showing! It's a move you'll be happy you made.

Inclusions:
Property Listed By:

TV Mounts
RE/MAX First

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









