

139 VALLEY RIDGE Green, Calgary T3B 5L5

MLS®#: **A2197501** Area: **Valley Ridge** Listing **03/06/25** List Price: **\$1,099,999**
 Status: **Pending** County: **Calgary** Change: **-\$1, 06-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,393 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,890**
 Low Sqft:
 Ttl Sqft: **1,890**

DOM

4
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile,Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Separate Entrance,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9210574**

Remarks

Pub Rmks: ****One-of-a-Kind Walkout Bungalow with Stunning Golf Course Views in Valley Ridge** Opportunities like this are rare—this stunning walkout bungalow offers nearly 3,700 SQFT of meticulously designed living space, backing directly onto the Valley Ridge Golf Course with breathtaking west-facing views. Whether you're savoring a morning coffee on the upper deck or unwinding on the covered patio below, the lush, rolling greens create a serene and private retreat right in your backyard. Inside, the thoughtfully upgraded interior blends luxury with functionality. Soaring 10'ft flat ceilings and expansive windows bathe the main floor in natural light, enhancing the hardwood flooring and freshly painted walls. The gourmet kitchen is a chef's dream, featuring granite countertops, a premium appliance package, dual ovens, a central island with an additional sink and garburator, and a raised breakfast bar -perfect for casual dining or entertaining. The living room, centered around a cozy gas fireplace, offers stunning views, while the dedicated home office provides the perfect space to work from home. Retreat to the luxurious primary suite, where you'll wake up to golf course views and enjoy a 5-piece spa-inspired ensuite with a jetted tub, stand-alone shower, dual sinks, and a spacious walk-in closet. A formal dining room and a convenient powder room complete the main level. Downstairs, the fully finished walkout basement is just as impressive, featuring a spacious recreation room with built-in storage, a second gas fireplace, two oversized bedrooms with walk-in closets, and a stunning 5-piece bathroom. With direct access to the covered patio, this level is ideal for guests, multi-generational living, or entertaining. A brand-new furnace ensures year-round comfort. Complete new plumbing work done in the house with brand new water heater and new faucets in the toilets. This is more than just a home—it's a rare opportunity to own a truly exceptional property in one of Calgary's most sought-after golf course communities. Don't miss your chance to experience the beauty, space, and lifestyle that this one-of-a-kind bungalow offers!**

Inclusions: n/a
Property Listed By: PropZap Realty

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











