



THE
A-TEAM

**RE/MAX
FIRST**

100 VALLEY RIDGE Heights, Calgary T3B 5T3

MLS® #: **A2199687** Area: **Valley Ridge** Listing Date: **03/06/25** List Price: **\$629,900**
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: **3,024 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,199**
Low Sqft:
Ttl Sqft: **1,199**

DOM

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

Parking

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

Access:

Lot Feat: **Corner Lot,Irregular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$486** Title: **Fee Simple** Zoning: **M-CG**
Fee Freq:

Monthly

Legal Desc: 9811091

Remarks

Pub Rmks: *****OPEN HOUSE*** 1 -3 pm, Saturday, March 8. Welcome to Valley Ridge! This meticulously maintained 3-bedroom, 3-bathroom home in the sought-after complex, the Highlands of Valley Ridge seamlessly blends modern elegance with cozy charm. As you step inside, rich hardwood floors guide you into a spacious open-plan living area, where the heart of the home unfolds. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances including a gas stove, and a large island perfect for casual dining or entertaining. Adjacent, the dining area provides ample space, and plenty of natural light from large windows and patio doors, offering backyard views. Relax in the cozy living room, where a tile fireplace invites you to unwind. The serene primary suite offers a peaceful retreat, with more than enough space for a king bedroom set, and a full ensuite bathroom. The second bedroom is also spacious and conveniently located next to the second full washroom. The fully finished lower level provides a sprawling recreation room that provides access to a flex space, used as a 3rd bedroom and full bathroom—ideal for family fun or guests. Nestled in the desirable Valley Ridge community, this home reflects pride of ownership and is move-in ready, complete with central A/C. With its prime location near parks, trails, and quick access to Stoney Trail and the mountains, this opportunity is not to be missed. Schedule your private tour today and experience the lifestyle you've been dreaming of!**

Inclusions:
Property Listed By: **Garage door opener
RE/MAX First**

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









