

74 Valley Ridge Heights NW
Calgary, Alberta

MLS # A2214058



\$519,900

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 486
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

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.