

**119 Valley Ridge Green NW  
Calgary, Alberta**

**MLS # A2228920**



**\$1,050,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gentle Sloping, Low Maintenance Landscaping		

**Heating:** High Efficiency, Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** instant hot water system

Welcome to Valley Ridge nestled on the out skirts of city with amazing easy access to both Highway 1 and Stoney Trail. You will find this family home backing west onto the 12th hole of the Valley Ridge golf course on one of the largest lots on the street, with amazing views of a water hazard and the rolling fairways. The curved drive way brings you to the double attached garage and front door. An impressive foyer opens to the vaulted ceiling living and dining rooms. Beyond is the renovated kitchen, with ample cabinet space, granite counter tops, stainless appliances and sky lights to flood the room with light, a corner sink allows you to wash dishes with views to the golf course. A family eating area, with access to the large deck and the adjoining family room with fireplace are perfect for the active family. A working den a 2 piece powder room and the laundry room with access to the garage complete the main floor. Up the carpeted stair is the primary bedroom with sweeping views of the golf course, a walk in closet and renovated 5 piece ensuite with custom tile and granite counter tops. There are 2 large additional bedrooms, as well as a 4 piece renovated bathroom. In the lower level walk out you will find a 4th bedroom with a 3 piece ensuite with a custom tile shower, perfect for a teenager or as a guest room, a large rec room, and a home theatre room with all the equipment being left. There is also a large unfinished storage room, with the 2 furnaces, water softener and the water filtration system and the tankless hot water heater, the home has central air for the upper floor. The back yard is fully fenced for kids or pets.