

46 Valley Ponds Way NW
Calgary, Alberta

MLS # A2238979



\$1,095,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,741 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, On Golf Course, Rectangular L		

Heating: Standard, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Pine Shake

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, French Door, High Ceilings, Kitchen Island, Walk-In Closet(s)

Inclusions: EV CHARGER IN GARAGE, CENTRAL VAC & ATTACHMENTS

Large family home, BACKING ON TO THE the Valley Ridge Golf Course, boasting over 2700 sf above grade plus a fully finished WALKOUT BASEMENT, with in-floor radiant heating! This is the most CONVENIENT location in upper Valley Ridge where you can walk to the commercial plaza while enjoying quick access to the highway. This FRESHLY PAINTED home is perfect for a big family looking for spacious rooms. Enter to a grand, open foyer with ample space to greet guests. To the left is an enclosed formal den with vaulted ceilings and built-in shelving. Toward the back is the mid kitchen with craftsman style cabinetry and built-in wall oven. To the rear is a spacious family room with gas fireplace and access to the rear deck. Adjacent is the formal dining area plus living room, overlooking the golf course. Upstairs, there are 3 very spacious bedrooms and 2 full baths, one of which is the master ensuite. The lower level is fully finished with 2 more bedrooms, another full bath, theatre/media room, plus a large rec room, all enjoying radiant in-floor heating! Some of the extras include central Air Conditioning, infrared garage heater and electrical CHARGER for EV vehicle in the garage. Perfect for a growing family boasting large rooms; enjoy the best part of Valley Ridge featuring quick access to downtown, Stoney Trail, and west to the Rockies! Don't miss out..