



**GRASSROOTS**  
REALTY GROUP

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**194 Valley Pointe Way NW**  
**Calgary, Alberta**

**MLS # A2218802**



**\$1,325,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,778 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	All Wall Mounts		

EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living. The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience. The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car

garage, providing both comfort and convenience. Whether you're enjoying the views, entertaining outdoors, or playing a round of golf at the nearby Valley Ridge Golf Course, this home offers a unique combination of luxury and nature. New owner will love this location 5 minutes to the Farmer&rsquo;s Market, 20 minutes from Downtown, 25 minutes to the airport, 45 minutes to Canmore!!