



GRASSROOTS
REALTY GROUP

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119 Valley Ridge Green NW
Calgary, Alberta

MLS # A2228920



\$969,900

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

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: instant hot water system

A GOLF COURSE HOME FOR UNDER A MILLION DOLLARS !!!!!!! OPEN HOUSE SATURDAY SEPTEMBER 20TH 1-4
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

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