



**GRASSROOTS**  
REALTY GROUP

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**407 Valley Ridge Manor NW  
Calgary, Alberta**

**MLS # A2240087**



**\$619,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Creek/River/Stream/Pond, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Nestled in the heart of Valley Ridge backing onto the Golf Course, this incredible property won't disappoint. This beautiful townhome offers over 1800 sqft of exceptional living space, 2 Spacious Bedrooms with their own ensuite, upper floor laundry, a double attached garage and so much more. Upon entering, you'll notice a great flex space that's perfect for a home gym or office. Powder room and access to the garage to complete the main level. As you walk upstairs, you're greeted to an inviting main living area that features hardwood floors throughout, 9ft ceilings, a vast dining area and an open floor plan that's made for entertaining. The kitchen showcases stainless steel appliances that include a gas range, quartz countertops throughout, plenty of cabinet space, coffee bar and pantry. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace and host memorable on your spacious balcony with family and friends. Powder room to complete the 2nd level. The upper level is just as impressive. It features two Master Bedrooms, one with a 4 piece ensuite and the other with a 3 piece. Both bedrooms have walk in closets. Laundry room to complete the upper level. Conveniently located, only steps away from the golf course, Mulligan's lounge, the Bow River, parks and walking/bike pathways. Easy access to Highway 1, Stoney Trail and COP. Come see this incredible property for yourself!