



GRASSROOTS
REALTY GROUP

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18 Valley Crest Close NW
Calgary, Alberta

MLS # A2244238



\$835,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

**** Open House Sunday September 7th 1:30 to 4:30pm **** Welcome to 18 Valley Crest Rise NW — a beautifully renovated home offering over 2,900 sq ft of sophisticated living space, complete with 6 bedrooms, 4.5 bathrooms, and a rare main floor primary suite. Nestled in the sought-after community of Valley Ridge, this property seamlessly blends modern style with everyday comfort. Step inside to a bright, airy interior where vaulted ceilings and an open-concept design create a striking first impression. The main living area features a custom slatted entertainment wall and rich vinyl plank flooring that flows throughout the main level. At the heart of the home is a sleek, contemporary kitchen, outfitted with two-tone cabinetry, quartz countertops, stainless steel appliances (including a microwave hood fan), and a central island perfect for casual dining or entertaining. The main floor primary bedroom offers both convenience and style, featuring custom built-in cabinetry and a private 4-piece ensuite with a designer tiled shower. Upstairs, you'll find a second spacious primary suite, complete with a dramatic built-in wall unit and a luxurious 5-piece ensuite, showcasing floor-to-ceiling tile and a spa-inspired custom shower. Two additional upstairs bedrooms share a well-appointed 4-piece bathroom, offering plenty of space for family or guests. The fully finished basement expands your living space with two more bedrooms, a stylish 3-piece bathroom, a custom bar, and a large family/rec room ideal for movie nights or entertaining. Step outside into the sun-drenched southeast-facing backyard, where a wood deck invites relaxed evenings and weekend gatherings under the open sky. Valley Ridge is a mature, family-friendly neighborhood known for its access to green space, golf courses, schools, transit, shopping, and quick routes to Highway 1—offering the perfect balance of

suburban tranquility and urban convenience. ****Click on the multimedia tab for a 3d virtual tour****