



GRASSROOTS
REALTY GROUP

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303 Valley Ridge Manor NW
Calgary, Alberta

MLS # A2245883



\$604,900

Division:	Valley Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to 303 Valley Ridge Manor NW—where nature, lifestyle, and luxury meet. Nestled in a quiet, upscale complex backing the Valley Ridge Golf Course, this beautifully maintained and move-in ready, three-storey end-unit townhome offers over 1,800 sq ft of thoughtfully designed living space and unbeatable walkability to green space, pathways, and the Bow River. Whether you're an avid golfer or a nature lover, this location gives you direct access to both—step out your door and onto the course or explore scenic trails that lead all the way to Bowness Park - or a quick drive to the Mountains from your front door! Inside, you'll find two spacious bedrooms, each with its own ensuite and walk-in closet, plus a convenient upper-floor laundry room. The main living level showcases hardwood floors, extra windows for added natural light, high ceilings, and a welcoming open floorplan. The chef-inspired kitchen features granite countertops, an induction range, and a furniture-style pantry, with a flexible nook perfect for a home office or breakfast table. The cozy family room with a gas fireplace opens to a sunny balcony—ideal for al fresco dining or relaxing after a long day. With two outdoor spaces, you can choose to bask in the sun, or opt for a bit more shade. Here you have choice! A lower-level flex room adds even more functional space, perfect for a home gym or media room. Additional highlights include a double attached garage, upgraded lighting, Hunter Douglas blinds, a Nest thermostat, and low-maintenance landscaping. This turnkey townhome is the perfect blend of peaceful living and urban convenience—steps to the golf course and moments to the city. Notable upgrades include: Newer fridge, stove, dishwasher, hood fan, hot water tank, and ceiling fans (less than 3 years old). For more information, floor plans and photos, click the links

below!