



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2248544**



**\$799,800**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Central	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		
<b>Inclusions:</b>	Shed		

Welcome to 110 Valley Pointe Way NW; a Charming Family Home in Valley Ridge. Nestled within the desirable community of Valley Ridge, this meticulously maintained residence is perfect for a growing family. This single-owner, air-conditioned home is ideal for those seeking a well-cared-for property. The spacious entryway welcomes you into a roomy hallway with ample closet space. Enjoy a seamless flow between the kitchen, dining room, and living room featuring a cozy gas fireplace. This home features a gourmet kitchen that boasts plentiful counter space, cupboards, a corner pantry, and a central island—ideal for quick breakfasts. Transition from the dining area to a large deck, perfect for gatherings. The main floor includes a laundry room, mud room and a half bath for added ease. A beautiful Staircase leads to a generous bonus room perfect for the family to gather. The primary bedroom offers a generous layout, complete with a luxurious 5-piece ensuite featuring a large soaker tub, as well as a huge walk-in closet. There are also two additional well-sized bedrooms that share a 4-piece main bath. The lower level boasts a rec room, great for entertaining or relaxing, along with an additional bedroom, a 4-piece bath, and space for two home offices. The double attached garage, currently transformed into a fully equipped gym, can easily be reverted back to a garage. With excellent curb appeal and situated in a tranquil area of Valley Ridge, this home is truly move-in ready. Lovingly maintained, it is now waiting for a new family to create lasting memories. Valley Ridge provides swift access to the mountains, downtown, and Stoney Trail, allowing you to reach all corners of the city with ease. You'll discover scenic pathways, parks, a golf course, and the stunning Bow River valley right at your doorstep. Embrace the lifestyle this location has to offer!

Schedule your showing today!