



GRASSROOTS
REALTY GROUP

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127 Valley Crest Close NW
Calgary, Alberta

MLS # A2249580



\$699,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Alarm panel & cameras, storage sheds, shelving in basement den, garage furnace, gazebo, tv brackets

Welcome to this beautifully maintained family home in the heart of Valley Ridge, perfectly positioned on a quiet crescent and backing directly onto greenspace. With more than 2,480 square feet of developed living space, this air-conditioned property combines thoughtful updates with a warm, inviting design that makes it the ideal place to raise your family. The welcoming foyer features tile flooring, while hardwood extends through the main level with the main floor offering a wonderful open-concept layout. A spacious living room with a cozy corner gas fireplace flows seamlessly into the kitchen, where granite countertops, a walk-in pantry, and newer appliances (stove 2023 & fridge 2019), create both beauty and function. The convenient main floor laundry room comes with extra storage space and a powder room adds to the home's functionality. Upstairs you will find a large and bright bonus room, currently used as a gym but perfectly suited as a family room, office, or playroom. Three generous bedrooms include a spacious primary suite with walk-in closet and a 4 piece ensuite, offering a private retreat at the end of the day. The fully finished lower level expands the living space with a large rec room complete with a second gas fireplace, wet bar, sitting area, and a stylish 3 piece bathroom featuring a fully tiled walk-in shower with dual shower heads and spray jets. The west-facing backyard is a private retreat, beautifully landscaped with mature trees, a garden, and 2 sheds. The wood deck provides the perfect spot for summer barbecues, overlooking the stone retaining wall and lush outdoor space designed for both relaxation and play. From here, a private gate leads directly onto the greenbelt, giving children plenty of room to safely explore and enjoy the outdoors. Additional highlights include a heated, insulated and drywalled garage, Hunter Douglas blinds, a hot

water tank replaced in 2025, central air conditioning installed in 2018, and a furnace that was replaced in 2007. Life in Valley Ridge offers more than just a home, it's a lifestyle. Residents can enjoy the beautiful Valley Ridge Golf Course, the Bow River, and endless biking and walking paths right at their doorstep. The community has always been known for its peaceful, safe atmosphere, making it an exceptional place to raise a family. Convenient access west means weekend escapes to Banff and the mountains for camping, skiing, and countless adventures are just minutes away. Nearby Springbank and Bowness provide wonderful extracurricular opportunities, from dance to hockey, while local spots like the convenience store, restaurant, and outdoor rink add to the close-knit, welcoming feel of the neighbourhood. This move-in ready home combines comfort, thoughtful upgrades, and an unbeatable location in one of Calgary's most desirable communities, a place where families grow, neighbours know your name, and memories are made.