



GRASSROOTS
REALTY GROUP

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9 Valley Meadow Close NW Calgary, Alberta

MLS # A2250641



\$675,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	None		

Welcome to Your New Home in Valley Ridge! Nestled in the heart of Valley Ridge, this beautifully maintained two-storey family home is just steps from parks, an outdoor rink, soccer fields, a golf course, and scenic walking paths that weave through the community. The thoughtfully designed kitchen features quartz countertops, a stylish tile backsplash, a central island, corner pantry, and a cozy breakfast nook—perfect for morning coffee or casual meals. This space flows seamlessly into the inviting family room, complete with a warm gas fireplace. The main floor also offers a formal dining room, convenient half bath, laundry area, and a versatile den with custom built-in cabinetry. Step outside to the south-facing tiered deck and take in breathtaking views of the west hills, overlooking a fully fenced and meticulously landscaped backyard. Upstairs, the spacious primary suite boasts a luxurious 5-piece ensuite with a jetted tub and separate shower. Two additional large bedrooms and a full 4-piece bathroom complete the upper level. Additional highlights include: Slate flooring, double attached garage, covered front porch, high-efficiency furnace, unfinished basement ready for your personal touch. With quick access to both the mountains and downtown via Stoney Trail, Valley Ridge offers the perfect blend of nature and convenience. Enjoy nearby amenities and endless outdoor opportunities right at your doorstep. Don't miss your chance to own this exceptional property in one of Calgary's most sought-after communities!