



**GRASSROOTS**  
REALTY GROUP

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

## 35 Valley Stream Manor NW Calgary, Alberta

**MLS # A2251162**



# \$779,000

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	Irrigation system, door bell camera, alarm system equipment		

Welcome to Valley Ridge, a community where natural beauty meets convenience. This 2,298 sq. ft. 2-storey home offers a thoughtful layout with a private and beautifully landscaped lot, and unbeatable access to both the city and mountain amenities. Inside, you're greeted by a bright foyer with soaring ceilings that offer a warm and inviting feel.. The open-concept main floor is designed for family living and entertaining, featuring a spacious living room with a cozy gas fireplace and a large picture window overlooking the picturesque backyard. The kitchen is well-appointed with a central island, black appliances, a walk through pantry, and plenty of counter space, flowing seamlessly into the dining area where oversized windows bring the outdoors in. A handy main floor laundry/mudroom and a 2-piece bath complete this level. Upstairs, discover a spacious bonus room with vaulted ceilings and expansive windows offering sweeping views of the ravine and valley perfect for movie nights, a home office, or a family hangout. The primary suite is a true retreat with a walk-in closet and a full ensuite complete with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms and a 4-piece bathroom provide comfortable accommodations. Step outside into your private west facing backyard oasis, where mature fruit bearing trees, a lush lawn, and a deck create the perfect space for outdoor entertaining or peaceful relaxation. Stay cool over the summer months with central A/C and warm in the winter with the high efficiency furnace that is only 3 years old. You will love the location: with scenic views from the front and just steps away from the environmental reserve and walking trails. The community Golf course is just moments away and you are less than 20 minutes to downtown. The Foothills Hospital, Market Mall, and Costco are just a short drive

away, and with quick westbound access, the mountains are within easy reach. Valley Ridge is known for its sense of community, with mostly single-family homes, green spaces, and a welcoming atmosphere. Don't miss your chance to see this one today.