



GRASSROOTS
REALTY GROUP

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44 Valley Meadow Close NW
Calgary, Alberta

MLS # A2252473



\$749,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Lands		

Heating: Central, Fireplace(s), Forced Air

Floors: Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Picnic table

Welcome to this charming fully developed walkout bungalow featuring total of 4 bedrooms, 3 full baths, beautiful Brazilian cherry floors & located on a wonderfully landscaped, private yard backing on a park. This home offers an inviting living room/dining room with soaring ceilings as you enter. The kitchen with center island, granite countertops, newer backsplash & appliances, pantry & breakfast nook has garden door access to the sunny deck, overlooking the lush back yard- a perfect place for your morning coffee or evening barbecue. The gorgeous hardwood extends down the hallway through to the 2 bedrooms. There is a 4 piece bath (Vinyl flooring) which can be accessed by a ceiling track lift from the second bedroom & also continues to the main living area. The large primary bedroom contains a walk-in closet, ceiling fan & bright, spacious 5 piece ensuite bath (Vinyl flooring) with jetted tub & separate shower. The back hallway leads to the laundry/mudroom with sink & to the double, attached, drywalled garage with convenient ramp if needed. The finished walkout has a wonderful open design with gas fireplace, a convenient wet bar area, perfect for entertaining or family movie night. There are 2 large bedrooms on this lower level & a 4 piece bath. To complete this lower area there is a good sized storage room. The maturely landscaped yard, has a garden shed, covered patio under the deck, fire pit & interlocking pathways. A newer furnace, new hot water tank, underground sprinklers as well as 12 year new shingles complete this home. This is a perfect home if you need handicap access or a perfect home if you simply want a walkout bungalow on a fabulous lot in the desirable community of Valley Ridge.