



GRASSROOTS
REALTY GROUP

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**180 Valley Ridge Heights NW
Calgary, Alberta**

MLS # A2254188



\$599,800

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Close to Clubhouse, Garden, Landscaped, No Neighbours Behind, Rectangul		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d40
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to Valley Ridge! This beautifully maintained 3-bedroom, 3-bathroom home is nestled in the highly desirable Highlands of Valley Ridge complex, offering the perfect blend of condo living and a vibrant, welcoming community. Upon entering, you're greeted by a spacious and comfortable main level featuring a family room, living room, and a full 4-piece bathroom. Step outside to your private patio, ideal for relaxing or tending to a charming corner flower garden. The upper level serves as the heart of the home, showcasing an open-concept layout designed for effortless entertaining. The kitchen is thoughtfully arranged with ample cabinetry, generous counter space, a corner pantry, and a large island perfect for casual meals or quick breakfasts. Adjacent to the kitchen, the dining area is bathed in natural light from expansive windows and patio doors that lead to a large deck shaded by mature trees. The living room is warm and inviting, anchored by a corner gas fireplace with a mantle. The primary bedroom is generously sized to accommodate king-sized furniture and features a walk-in closet and a private 3-piece ensuite. The second bedroom is also spacious and conveniently located next to another full 4-piece bathroom. A hallway closet and in-suite washer and dryer add to the home's functionality. Beyond the home itself, Valley Ridge is a thriving community with an active association that hosts events throughout the year, including Music in the Garden, Yoga in the Park, and a Community Garden. Residents enjoy access to numerous parks and trails, along with quick connections to Stoney Trail, downtown Calgary, and both the northern and southern parts of the city. Plus, the mountains are just a scenic 45-minute drive away. Don't miss your chance to experience this exceptional home and community—schedule your private tour today!

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