



**GRASSROOTS**  
REALTY GROUP

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**18 Valley Crest Close NW**  
**Calgary, Alberta**

**MLS # A2255918**



**\$799,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

**\*\* Open House Sunday Sept 14th 130pm to 4pm \*\*** Welcome to 18 Valley Crest Rise NW — a beautifully renovated home offering over 2,900 sq ft of sophisticated living space, complete with 6 bedrooms, 4.5 bathrooms, and a rare main floor primary suite. Nestled in the sought-after community of Valley Ridge, this property seamlessly blends modern style with everyday comfort. Step inside to a bright, airy interior where vaulted ceilings and an open-concept design create a striking first impression. The main living area features a custom slatted entertainment wall and rich vinyl plank flooring that flows throughout the main level. At the heart of the home is a sleek, contemporary kitchen, outfitted with two-tone cabinetry, quartz countertops, stainless steel appliances (including a microwave hood fan), and a central island perfect for casual dining or entertaining. The main floor primary bedroom offers both convenience and style, featuring custom built-in cabinetry and a private 4-piece ensuite with a designer tiled shower. Upstairs, you'll find a second spacious primary suite, complete with a dramatic built-in wall unit and a luxurious 5-piece ensuite, showcasing floor-to-ceiling tile and a spa-inspired custom shower. Two additional upstairs bedrooms share a well-appointed 4-piece bathroom, offering plenty of space for family or guests. The fully finished basement expands your living space with two more bedrooms, a stylish 3-piece bathroom, a custom bar, and a large family/rec room ideal for movie nights or entertaining. Step outside into the sun-drenched southeast-facing backyard, where a wood deck invites relaxed evenings and weekend gatherings under the open sky. Valley Ridge is a mature, family-friendly neighborhood known for its access to green space, golf courses, schools, transit, shopping, and quick routes to Highway 1—offering the perfect balance of

suburban tranquility and urban convenience. **\*\*Click on the multimedia tab for a 3d virtual tour\*\***