



GRASSROOTS
REALTY GROUP

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114 Valley Ponds Crescent NW
Calgary, Alberta

MLS # A2268163



\$649,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Main floor office desk(s), TV's, Furniture negotiable		

This impressive home has numerous updates & is well-maintained. With over 2300 sq ft of living space (including the finished basement), this home is a great example of exceptional value. The layout features large rooms throughout and is situated in one of Calgary's established areas, Valley Ridge. The main living area is very bright & open, with hardwood flooring from the front entryway into the kitchen/nook area, as well as the hallway/bathroom. The Kitchen features high-end, raised-panel maple doors, trims, and columns, granite counters, a dramatic central island with a flush eating bar, a corner pantry, upgraded appliances, and ample cabinet and countertop space. Upstairs features two restful bedrooms! The primary bedroom features its own his/hers closets and a full 4-piece en-suite. The other upper full main bathroom has been renovated to model designs and style. The lower level is finished with a large family room featuring beautiful wood-built-ins and a corner fireplace, a 3-piece bathroom with a shower, a storage room, and a laundry room. Many upgraded details: 2 gas fireplaces with wall detail, wood casings and doors, trim & baseboards, soaring two-story ceilings in the great room, curved arches, wood-built-in storage niche, 24' x 14' rear deck with vinyl decking and glass rail, and a double-attached front garage. Plus - A very convenient location steps away from a tot lot playground. Incredible design, value, and priced to sell too! A quick possession date is available! Call your friendly REALTOR(R) to book a viewing!