



GRASSROOTS
REALTY GROUP

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152 Valley Meadow Close NW
Calgary, Alberta

MLS # A2275357



\$569,888

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: none

Fantastic FULLY FINISHED 5 Bedroom BUNGALOW, total of over 2400 sq.ft. developed with 3 full baths! AWESOME LOCATION Siding to Community Park & GARDEN, Sports courts with pickle ball / basketball, SOCCER FIELD, OUT DOOR RINK, ALL right out your door! Also, incredible GOLF COURSE & beautiful BIKE & WALKING PATHS ALONG THE RIVER VALLEY! HARDWOOD FLOORS through-out main, CENTRAL AIR CONDITIONING! Vaulted ceilings & open plan with large great room off dining room area. Eat in kitchen with Breakfast bar & bay window out to South DECK & back yard all fenced & landscaped. 3 BEDROOMS UP with main floor laundry, Good sized Master with vaulted ceiling, full ensuite with jetted Tub & separate Shower. 2 more Bedrooms & Full bath up. Developed down with 2 bedrooms, Large Rec. Room & upgraded full 5 pce. bath with double sinks. Basement bedrms may not meet current egress standards. Large storage room and Double ATTACHED GARAGE MAKE this a great Family home READY for a great Family!