



GRASSROOTS
REALTY GROUP

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403 Valley Ridge Manor NW
Calgary, Alberta

MLS # A2283372



\$609,900

Division:	Valley Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,818 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Gazebo, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This upscale rare 3 BEDROOM townhouse adjacent to the Valley Ridge golf course and within walking distance to the Bow River, this exquisite gem feels more like life in the country than that found in the bustling city of Calgary. This property shows 10/10 and current owners have described it as PRIVATE EACEFUL and QUIET. This welcoming townhouse greets you with a cozy basement, 2-piece bath and direct access to the double garage. Tailored for an active adult lifestyle ESTATES OF VALLEY RIDGE is +18. In addition to 9' ceilings and GLEAMING HARDWOOD throughout the MAIN FLOOR, an OPEN CONCEPT layout connects the living - dining room and kitchen. The kitchen is a GOURMET'S DREAM with tan quartz countertops, abundant cabinets, double sink, high-end STAINLESS-STEEL appliances with gas stove. The spacious dining area can easily accommodate a number of guests. The corner GAS FIREPLACE in the living room adds warmth and charm to the space. Just off the living room is a PRIVATE BALCONY, adding an outdoor living space of over 200 square feet, complete with BBQ gas line. Enjoy dining outdoors or just enjoy the serene GOLF COURSE and green space views. A 2-piece bathroom completes this floor. The UPPER LEVEL as a LARGE PRIMARY BEDROOM and sizeable WALK-IN CLOSET. It also includes 2 additional bedrooms for family and guests. Conveniently located on this level is the LAUNDRY/STORAGE ROOM with front loading washer and dryer, shelving and ample storage space. On the LOWER LEVEL a private COVERED PATIO overlooks the club house with easy access to the First Tee or walking path. The main entrance into the property is on this level, as well as access to the spacious DOUBLE CAR ATTACHED GARAGE. There is also space for 2 vehicles on the parking pad,

as well there is visitor parking adjacent. A large versatile RECREATION/FLEX ROOM is just off the entrance and has been used as an exercise and TV room. There is a 2-piece bathroom and utility room on this floor. This home has been LOVINGLY CARED for and has been enjoyed by these owners. The LOCATION is one of the best in the city! Easy access to Highway 1 (2min) and approximate travel time Canmore (45min); city center (25min); bus transit (3min); Tuscany LRT (11 min); Stoney Trail (3 min); YYC airport (30 min). Valley Ridge is a STRIKINGLY BEAUTIFUL COMMUNITY with over 50% GREEN SPACE, wildlife and many outdoor activities to enjoy. Please contact your REALTOR and arrange a viewing of this gorgeous townhouse. " Seller are open to selling all the furniture if needed" . It also comes with a new AC & Hot water tank.