



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

**MLS # A2292628**



**\$550,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Garden, Landscaped, Many Trees, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d40
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

There's a particular kind of ease that comes with the right home at the right chapter of life. This reverse walkout villa in the Highlands of Valley Ridge has that quality, the kind that's hard to manufacture but immediately felt the moment you walk through the door. The upper level is where daily life unfolds beautifully. An open-concept kitchen, dining, and living space catches the light generously, anchored by a corner gas fireplace that earns its place as the room's quiet focal point. The kitchen is thoughtfully laid out &mdash; a large island for morning coffee or casual catch-ups, ample cabinetry, a corner pantry, and real counter space to actually cook in. Updated quartz countertops and subway tile backsplash bring a clean, bright energy, the kind of quiet refresh that makes everything feel considered. The dining area opens to a large, tree-shaded deck where morning coffee tastes a little better, summer dinners linger well past sunset, and conversations with longtime friends seem to find their way here naturally. Surrounded by mature trees, it carries the feeling of a mountain retreat without leaving the city. The primary bedroom is genuinely restful &mdash; generous enough for king-sized furniture, with a walk-in closet and a private 3-piece ensuite. A second bedroom and full bathroom sit just down the hall, ready for out-of-town guests who'll inevitably want to extend their stay, or the grandchildren who've already claimed it as their own. The entry level offers real versatility. A third bedroom, family room, full bathroom, and a surprising amount of storage make this level as functional as it is flexible. Step outside to a private patio where a corner flower garden stops you in your tracks &mdash; tended with care and devotion over twenty years, it's the kind of garden that doesn't happen by accident. Seasons of intention are written into every bloom. Birthdays celebrated here, neighbours

stopping by unannounced, quiet mornings that belong to no one but you. The Highlands clubhouse offers a party room with a built-in kitchen, lounge, and pool tables &mdash; the kind of space where holiday gatherings spill over with laughter. The Valley Ridge Golf Club sits directly across the street. Walking and bike paths wind toward the Bow River and Bowness Park &mdash; easy riding distance to summer BBQs, riverside trails, and the kind of unhurried family afternoons that become the memories people talk about for years. This home has been loved and carefully maintained for twenty years. The garden, the details, the way everything has been kept, it all tells the same story. Ready for its next chapter and the next owner lucky enough to carry that care forward. Double attached garage, Stoney Trail minutes away, and the mountains just 45 minutes west. Some homes ask you to settle. This one invites you to truly arrive &mdash; and stay.