



**58 Valley Pointe Way NW  
Calgary, Alberta**

**MLS # A2294760**



**\$794,500**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,956 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV wall mounts

This meticulously cared for former show home is located in Valley Pointe Estates within the desirable golf course community of Valley Ridge. Situated on a quiet child friendly street and BACKING ONTO A GREEN SPACE - this property is perfect for families. The open kitchen is beautiful and has an abundance of cabinetry and counter space, complemented by newer high-end appliances including an LG range, Samsung smart fridge and Bosch dishwasher. The kitchen is further enhanced by granite countertops, an island featuring built-in wine storage, roughed in for gas stove and a large walk-in pantry, making it ideal for both meal preparation and entertaining. Adjacent to the kitchen, the spacious eating area has a garden door that leads out to a tiered deck. Here, you can unwind under a cozy pergola and enjoy the privacy of a fully fenced backyard, perfect for outdoor gatherings, play, and relaxation. Upstairs features three great sized bedrooms and a spacious bonus room with VAULTED CEILINGS, lots of windows and a built-in office space. The king sized primary bedroom is approx. 14' x 14' and has a relaxing ensuite with a corner soaker tub and separate shower. This home also has a HEATED GARAGE, new roof in 2025, an irrigation system, 9' ceilings, a newer washer and dryer and central air. NOTHING TO DO BUT MOVE IN and enjoy quick easy access to schools, downtown, the mountains, The Farmer's Market and all conveniences.