



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

MLS # A2121995



\$539,900

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	Side by Side, Villa		
Size:	1,291 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished, Walk-Out To Grade
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	M-CG d40
Utilities:	-

Inclusions: N/A

A RARE OPPORTUNITY FOR A WALKOUT / END UNIT VILLA IN THE VERY SOUGHT AFTER ADULT ORIENTED COMMUNITY OF "THE HIGHLANDS OF VALLEY RIDGE". MAIN FLOOR FEATURES INCLUDE A SPACIOUS KITCHEN WITH EATING AREA. A DINING ROOM /LIVINGROOM COMBO WITH BACONY ACCESS, A GAS FIREPLACE AND LAUNDRY AREA. ALSO IS THE MASTER BEDROOM WITH A 3 PIECE ENSUITE, A SECOND BEDROOM /DEN AND A 4 PIECE BATHROOM. LOWER LEVEL WALKOUT HAS A GUEST BEDROOM, A SECOND 4 PIECE BATHROOM, AN OFFICE AND A 230 sq.ft STORAGE AREA WITH ITS OWN FIRE RATED SAFE. ; ALL KEPT WARM WITH IN FLOOR HEATING. THE FINISHED DOUBLE FRONT ATTACHED GARAGE ENTERS TO THE MAINFLOOR HALL ENTRY, HAS EXTRA HIGH CIELINGS AND SHELVING. THE SOUTH EXPOSED DRIVEWAY KEEPS THE ICE TO A MINIMUM IN THE WINTER. THE CLUBHOUSE IS ACROSS THE STREET IS THE CENTER OF THE SOCIAL ACTIVITIES, EVENTS. AND AVAILABLE FOR OWNERS TO USE FOR PRIVATE FUNCTIONS. THE VALLEY RIDGE COMMUNITY BENEFITS FROM THE WALKING PATH SYSTEM, THE GOLF COURSE, AND THE NEWLY COMPLETED STONEY TRAIL. SEE VIRTUAL TOUR FOR 360'S AND FLOOR PLANS.