



**16 Valley Crest Gardens NW
Calgary, Alberta**

MLS # A2140718



\$934,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, F		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Hot tub, nest thermostat, alarm system + doorbell camera (negotiable), hutch + dining table set (next to front door - negotiable), shed.

OPEN HOUSE June 22nd 1-3pm. Situated in a peaceful cul de sac on a huge pie lot, backing onto the RAVINE, this extraordinary 4-Bedroom home is move in ready for you and your family! The main level showcases impressive 10' ceilings and large windows that flood the great room and breakfast nook with light, seamlessly connecting the indoor and outdoor spaces. Built-in speakers throughout the home enhance the entertainment experience, while a double-sided gas fireplace and hardwood floors provide comfort and elegance. The abundant windows ensure the interior is bright and inviting, offering picturesque views of the surrounding scenery. The kitchen is a culinary haven, equipped with stainless steel appliances, quartz countertops, and a central island for both utility and style. A practical laundry/mudroom, accessible from the attached double garage, adds convenience to daily routines. Upstairs, a vaulted bonus room serves as a perfect retreat, and the master suite offers sweeping views and a luxurious 5-piece ensuite with an air jet tub and heated floors. Two additional bedrooms at the back of the house share a well-designed 4-piece bathroom, ensuring flexibility and comfort for family and guests. The home provides ample storage with plenty of closets and cabinets throughout. The fully finished walkout basement expands the living space with a second gas fireplace, a flexible area for relaxation and entertainment, a fourth bedroom, and a 3-piece steam shower. The walkout leads directly to the backyard sanctuary, which backs onto a tranquil nature reserve, offering both peace and seclusion. The meticulously landscaped backyard features an efficient irrigation system and a soothing hot tub, creating a private oasis. With convenient access to the Rocky Mountains, a new farmers market, shopping at Trinity Hills, and Goodlife Fitness, this home also

benefits from the newly opened Stoney Trail, making commuting around the city effortless. Don't miss the opportunity to make this Valley Ridge gem your new home. Schedule your viewing today and discover the pinnacle of refined living!