



**38 Valley Glen Heights NW  
Calgary, Alberta**

**MLS # A2142773**



**\$825,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,326 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Central Vacuum System (as-is), Hot Tub

Nestled in the beautiful community of Valley Ridge, this 4 bed, 3.5 bath family home offers a perfect blend of elegance and modern upgrades. The exterior charm welcomes you with a quaint front patio, where you can enjoy your morning coffee. The meticulously maintained landscaping and mature trees add to the curb appeal, creating a serene and inviting atmosphere. As you step inside, the front entrance is bathed in natural light, thanks to a strategically placed skylight that brightens the space and creates a warm, welcoming ambiance. The front living room is a testament to classic design, featuring stunning windows that frame the room and provide a seamless flow of natural light. This space effortlessly opens to the dining room, making it ideal for both intimate family dinners and larger gatherings. The heart of the home, the kitchen, is a chef's dream. It boasts ceiling-height cabinetry that offers a corner pantry for added convenience, and sleek stainless steel appliances. The kitchen island serves as a focal point, providing additional prep and storage space. Adjacent to the kitchen is the charming eating nook. This bistro-style nook features bench seating and offers direct access to the back deck, making indoor-outdoor dining a breeze. The two-tiered deck provides plenty of space for lounging, dining, and hosting gatherings. The hot tub adds a touch of luxury, inviting you to unwind and soak in the tranquility of your private, fully fenced backyard. The mature trees provide shade and privacy, creating a serene retreat right at home. Back inside, the family room exudes warmth and comfort. A gas fireplace with a beautiful tile surround and a wooden mantle becomes the centerpiece, perfect for cozying up on chilly evenings. On the main floor, you'll also find a versatile office space, ideal for working from home. A 2pc powder room completes this main floor. Upstairs, the

primary bedroom is a sanctuary of comfort and style. The walk-in closet with built-ins ensures ample storage and organization. The ensuite bathroom features a standalone shower and a soaking tub, perfect for unwinding after a long day. The upper level also houses the conveniently located laundry room, making laundry day a breeze. Three additional bedrooms and a 4pc bathroom complete this upper level. The lower level of this home is fully finished and offers an abundance of additional living space. A large family room provides endless possibilities for entertainment, whether it's setting up a home theater, a play area, or a game room. The den space can easily be converted into an additional bedroom, catering to guests or growing family needs. The 3pc bathroom on this level adds to the convenience and functionality. With its blend of style, comfort, and practicality, this home is ready to welcome you home!