



**139 Valley Glen Bay NW
Calgary, Alberta**

MLS # A2142910



\$924,888

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Lan		

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

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pool table with 5 chairs; Pub table with accessories; garden shed.

A strikingly attractive home to make your own in the newer community of Valley Ridge NW. Everything about this 2900+ sq. ft. of living space, 4 bedrooms, 3 bathrooms bungalow, on a quiet cul de sac, is impeccable. Start with landscaping & low maintenance and tasteful; a wide drive and oversized double attached garage provide plentiful parking and a charming east-facing, railed veranda where you can have your morning coffee and watch the sun rise. Upon entering note the gleaming hardwood floors and the sunniness of the space. To the left, through French doors, is a room which could be used as a home office. The designer kitchen, dining area and living room are open concept with vaulted ceilings and unique windows make the most of natural light. The living room features a tiled gas fireplace, and the roomy dining area provides access to the back deck, made of composite material, railed, roofed and giving you added outdoor room for summer enjoyment. The kitchen has sleek white, custom cabinets, stainless appliances, granite countertops, an island/breakfast bar with double sink and a corner pantry for extra storage. The primary carpeted bedroom is large, again with ample windows, a significant walk-in closet, 5 pc. bath with jetted tub and a marriage saver & double sinks! A second bedroom, 4 pc. bath and laundry room with sink perfects this level. Of interest, all bathrooms have quartz countertops and note the plentiful amount of closet space as well. The lower walkout level is carpeted and fully finished with under floor heating, a large rec room with dry bar and built-ins to accommodate entertaining, two carpeted bedrooms. with walk-in closets, 4 pc. bath and utility room. An outdoor roofed patio with gas BBQ hookup is accessible from this lower level. The backyard is fully fenced and has mature trees offering more privacy.

Location is prime with easy access to the Trans Canada Highway and points west; 16th Avenue with shopping and restaurants; Stoney, Sarcee and Crowchild Trails; Bow River Pathway; Valley Ridge Golf Club; Winsport; childcare; playgrounds and public transit. This home has features too numerous to list i.e. central vac and central air, new roof in 2023 plus it has been maintained and cared for and is in move-in condition. Don't let this opportunity pass you by. Take the leap and call for a viewing appointment today.