



**18 Valley Crest Close NW  
Calgary, Alberta**

**MLS # A2144986**



**\$695,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Primary Downstairs		

**Inclusions:** none

\*No Sign On Lawn\*, welcome to this charming One-Owner Home in Valley Ridge! This home is in need of some TLC but it is nestled on a quiet street but still close to all amenities, this cozy two-story home offers the perfect blend of comfort, style, and functionality. Bathed in natural light with soaring high ceilings, this residence is ideal for families of all ages, boasting a main-floor primary bedroom for added convenience with private access to the back deck. The heart of the home is a spacious kitchen featuring abundant cabinetry, ample counter space, and a generous pantry closet, seamlessly situated between the cozy living and formal dining and the breakfast nook space which opens up to a private rear deck and backyard—a perfect spot for morning coffee or evening gatherings. Also on the main floor: a convenient laundry room just off the entry, access to the attached garage, and a handy half bath. Heading up the staircase, you'll find two sizable bedrooms connected by a Jack and Jill bathroom, complete with a shower, sink, and a corner jetted tub. The expansive and versatile family room awaits your personal touch, ready to be transformed into a playroom, office, or extra living room. The unfinished basement offers a wide-open plan, perfect for future development, and is already roughed in for an additional bathroom. Only moments from the lush greens of Valley Ridge Golf Course, this home is a haven of tranquility and character. Don't miss out on this opportunity to make it yours!