



**39 Valley Pointe Way NW  
Calgary, Alberta**

**MLS # A2146077**



**\$820,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,975 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** none

Welcome to your dream home nestled at the gateway to the mountains in the exclusive community of Valley Pointe Estates in Valley Ridge! This stunning and immaculate home boasts just under 2800sq ft of total living space, with a total of 4 bedrooms, 3.5 baths blending luxurious comfort with natural beauty. From the moment you enter, you'll appreciate all the windows that flood the home with natural light, accentuating Tiger-wood hardwood floors throughout the main level, 9 foot ceilings upgraded light fixtures and a cozy gas fireplace. You will love the beautiful kitchen, perfect for any culinary enthusiast and such inviting space to live and entertain. Featuring a central island with granite countertops, stainless steel appliances, 42" cabinets, and a huge walk through pantry, it's both functional and beautiful. Adjacent is the inviting living room with a gas fireplace, creating a cozy ambiance for family gatherings. Step out to the deck with a gas hookup, hot tub and lots of space to relax and entertain. Upstairs, the spacious primary suite is a private retreat with a spa-like 5 piece ensuite with dual vanities, tons of cabinetry, centre soaker tub, and a large walk-in closet. Two additional bedrooms, a 4 piece bath, MASSIVE bonus room with vaulted ceilings, and a convenient upper laundry room ! The developed basement, expands your living space with a large recreation room with a cozy electric fireplace, an additional bedrooms, a 4 piece bath, and ample storage. This home is packed with thoughtful details like, a large mudroom, beautiful landscaping and gemstone lights programmable for every holiday imaginable! Situated in a vibrant golf course neighbourhood, you'll have endless opportunities to explore the ravine and river valley with numerous pathways, hikes, and a bike path leading all the way to Bowness Park. The new Farmers Market

& Superstore are very accessible and you are minutes to Stoney Trail and 16th Avenue making getting to the Rockies a breeze. This exceptional home offers a perfect blend of luxury, functionality, and nature.