



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

MLS # A2151360



\$739,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: N/A

Discover this strikingly attractive home nestled in the mature community of Valley Ridge NW. The house featuring approximately 3000 sq. ft. of living space, 4-bedroom, 3.5-bathroom, 2-storey house, with Hardwood flooring throughout the main floor, vinyl plank upstairs and in the basement, 9 ft ceiling in the basement, dog run on the side of the house and on a quiet cul-de-sac is impeccable in every detail. Starting with the beautiful and tasteful landscaping, a wide driveway, and an oversized double-attached garage provide ample parking. The charming backyard is perfect for enjoying your morning coffee while watching the sunrise. Upon entering, you're greeted by a spacious open-to-below area in the large living room, next to the designated dining area, filling the space with natural light. To the left, through French doors, is a versatile room ideal for a home office. The open-concept kitchen, breakfast nook, and living room offer an amazing view of the backyard through unique windows. The living room features a stone-walled gas fireplace, and the roomy breakfast nook provides access to the back deck and a huge pie-shaped backyard, perfect for summer enjoyment. The kitchen boasts ample cabinets, stainless steel appliances, granite countertops, an island/breakfast bar, and a corner pantry for extra storage. A 2pc bathroom and a laundry room complete the main floor. Venturing Upstairs, the primary bedroom is spacious and includes its own den/office/reading area and a balcony. The newly built 5pc ensuite bathroom features dual vanities, exuding elegance and a modern look. The primary bedroom also has ample windows and a significant walk-in closet. Two other bedrooms share another 4pc bathroom. The fully finished basement offers a large recreation room, a spacious bedroom, a storage area, a 4pc bathroom, and a utility room. The backyard is fully

fenced and features mature trees for added privacy. This prime location offers easy access to the Trans Canada Highway, 16th Avenue with shopping and restaurants, Stoney, Sarcee and Crowchild Trails, Bow River Pathway, Valley Ridge Golf Club, Winsport, childcare, playgrounds, and public transit.