



**60 Valley Meadow Close NW
Calgary, Alberta**

MLS # A2151694



\$799,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,564 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this magnificent family home, offering an exceptional blend of luxury, comfort, and functionality. With its spacious and thoughtfully designed layout, this residence is perfect for those who value both style and substance. As you step inside, you are greeted by an expansive living area featuring soaring ceilings, creating an airy and inviting atmosphere. This space is perfect for entertaining guests or enjoying cozy family gatherings. The main level boasts a generously sized primary bedroom complete with a luxurious four-piece ensuite washroom including a jacuzzi. Also on the main level is a well-appointed second bedroom with a four-piece washroom that serves the second bedroom and common areas, ideal for family members or guests. The lower level features an expansive recreational area, perfect for hosting events or creating a versatile play and relaxation space. Additionally, the space can be utilized as office, ideal for working from home. A comfortable third bedroom with its ensuite three-piece washroom provides privacy and convenience, making it an excellent guest suite or additional family bedroom. Stay fit and healthy with your very own home gym, equipped to meet all your workout needs. Enjoy movie nights like never before in your private home theatre, designed for the ultimate cinematic experience with a 120" screen. Additional Features include Ample storage throughout the home, High-quality finishes and fixtures and Convenient location close to schools, parks, and shopping. All this is in the beautiful and charming community of Valley Ridge that is over 50% green space with amazing wildlife, hiking/biking trails, a golf course, and Bow River. With stunning mountain views, this community offers a lot wherever you walk. Quick access to the mountains through the newly completed SW ring road and minutes to

COP/Winsport, Calgary Farmers Market, Real Canadian Superstore, Save on Foods, PetSmart, and tons of new shopping and amenities in Trinity Hills and Greenwich! There is a bus stop steps away from the house. Don't miss the opportunity to own this exceptional family home that perfectly balances luxury and practicality. Schedule a viewing today to experience all that this remarkable property has to offer.