



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

**MLS # A2159345**



**\$746,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this stunning air conditioned home nestled on a quiet street in the desirable Valley Ridge, now available for \$746,000. This beautifully crafted 2-storey residence has been professionally painted and cleaned and offers a blend of modern elegance and comfortable living. MAIN LEVEL: As you enter, you'll be greeted by a dramatic 2-storey family room, showcasing a soaring ceiling that enhances the open and airy atmosphere. The newly refinished maple flooring with a sleek, modern matte finish flows seamlessly throughout the main level, creating a warm and inviting space. These floors look like they just came out of the showroom. The heart of the home is the open concept kitchen, dining and family room with gas fireplace and classic, slate tile surround. The kitchen showcases rich maple cabinets, large corner pantry with 4 stainless appliances included. Whether you're preparing a simple family meal or hosting a grand gathering, this kitchen is sure to impress with its functionality and style. The main floor also includes a conveniently located 2-piece powder room / laundry room combination for ultimate convenience. UPPER: Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom with a step-in shower plus a soaker tub. The master retreat is designed for relaxation and convenience, offering a serene escape at the end of the day. A well-appointed 4-piece main bathroom serves the additional bedrooms, ensuring everyone has their own comfortable space. LOWER: The lower level is unfinished and features 2 large windows. Easy to add a bedroom or two at this level. PARKING: The front garage has loads of space for 2 full sized cars, plus a wall of storage cabinets included. The pad in front offers lots of additional parking. YARDS: The fully fenced back yard features three east facing

decks and soaring trees for peaceful, comfortable lounging or grill on the barbeque with the convenient gas line connection. LOCATION: Valley Ridge is conveniently located for quick access to the mountains and countryside for weekend getaways, or the shopping convenience of Trinity or Greenwich with the new Farmer's Market. Golf and local conveniences are 5 minutes away. The Valley Ridge community offers a picturesque setting with lush greenery and a sense of tranquility, making it the perfect place to call home. Don't miss this opportunity to own a beautiful property in one of Calgary's most sought-after neighborhoods.