



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

**MLS # A2177094**



**\$894,888**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** none

OPEN HOUSE HAS BEEN CANCELED DUE TO WEATHER. Welcome to luxury living in the prestigious Valley Ridge Golf Community! This recently renovated home with a fresh, modern look combines elegance and modern comfort, making it the perfect choice for families and investors. Spacious open-concept layout with open to below at entrance. Sought-after Valley Ridge Community- close to Banff, lake Luise, Canada Olympic Park, Superstore, Walmart, and all other amenities just 10 to 15 minutes driving distance. Almost 2800 square feet of living space. Upper Level: 3 spacious bedrooms, including a master suite with a private ensuite, large bonus room, and additional common washroom. Legal Basement Suite: Fully finished walk-out basement featuring a separate entrance, 2 bedrooms, kitchen, and living space &ndash; ideal for rental income or extended family. All brand-new, high-quality appliances. Plenty of natural light. Ample storage and closet space. Don&rsquo;t miss your chance to live in this vibrant community, with easy access to golf courses, parks, and excellent amenities.