



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

**MLS # A2182280**



**\$970,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,434 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

What more could you want than a massive 3400SQFT 5BED/3.5BATH home on an OVERSIZED CORNER LOT, with a LEGAL SUITED BASEMENT, a SUNNY Southwest backyard oasis, plenty of NATURAL LIGHT, all within steps to some of Calgary's most stunning WALKING TRAILS overlooking the BOW VALLEY and ROCKY MOUNTAINS. Welcome to 247 Valley Pointe Way, nestled in the charming and tranquil Valley Ridge, where nature meets sophistication. As you walk through the grand entrance you will notice the fine details throughout the home, passing by a HUGE OFFICE and into the large and LUXURIOUS KITCHEN space, perfect for hosting over the holidays with its HUGE GRANITE ISLAND, wine cooler, stainless steel appliances including a GAS RANGE, and tons of STORAGE. Beside it you'll find an OPEN CONCEPT dining room and living room with a cozy GAS FIREPLACE for the chilliest nights. And for the summer, an entrance to the comfy back patio with PERGOLA to enjoy the garden space while watching the sunsets. Up the stairs you'll see a quaint FAMILY ROOM for the late-night movies, 2 LARGE GUEST BEDROOMS, and a master bedroom with a MASSIVE 5 PIECE BATHROOM AND WALK-IN CLOSET, and another full guest bathroom. With its own private side entrance, heading down stairs to the LEGAL BASEMENT SUITE you will admire the open concept and spacious design with a large island and tasteful appliances and millwork. This location is perfect for living in the city and just 15-20 mins from DT but enjoying the peaceful nature and fresh air of the outdoors. Book a showing with your favorite realtor today!