



**301, 103 Valley Ridge Manor NW
Calgary, Alberta**

MLS # A2187191



\$525,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,124 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to this beautifully updated two bedroom, two bathroom condo located in Valley Ridge Estates. Nestled in a vibrant and highly sought-after neighbourhood, this condo is ideal for those seeking comfort, style, and convenience. Enjoy an airy and expansive floor plan that seamlessly blends the living, dining, and kitchen areas, making it perfect for both relaxing and entertaining. The large kitchen boasts sleek countertops, stainless steel appliances, ample cabinetry, spacious pantry, and a breakfast bar; perfect for casual meals or hosting guests. Large windows throughout fill the home with natural light, creating a warm and welcoming ambiance. The large primary is a well designed peaceful retreat, featuring generous closet space and a beautiful ensuite bathroom. The second bedroom offers ample space, making it ideal for guests, a home office, or a hobby room. The adjacent full bathroom adds convenience and privacy. Step outside to your private balcony, ideal for enjoying morning coffee, evening sunsets, or simply relaxing after a long day. For added convenience, this stunning condo comes equipped with a washer and dryer, making laundry day a breeze. Located across from Valley Ridge Golf Club, this condo has easy access into the city core or out to the beautiful Rocky Mountains! With two titled parking stalls, a titled storage unit, and secured entryway, this condo building has it all! Don't miss out on this exceptional opportunity to own a spacious, modern, and well-located condo—schedule your private tour today!