



GRASSROOTS
REALTY GROUP

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238 Valley Glen Heights NW
Calgary, Alberta

MLS # A2202878



\$819,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: All Blinds, Three Ring Security Cameras

OPEN HOUSE - SUNDAY, APRIL 20TH - 2–4 PM - Special Offer: FREE HIGH EFFICIENCY FURNACE!* *JOIN US ON SUNDAY THE 20th FOR AN EXCLUSIVE OPEN HOUSE EVENT! FOR A LIMITED TIME THE OWNER IS OFFERRING TO COVER THE COST OF A BRAND-NEW-HIGH EFFICIENCY FURNACE WITH THE PURCHASE OF THEIR HOME — AVAILABLE ONLY TO ATTENDEES DURING THE OPEN HOUSE! Don't miss this incredible opportunity to find your dream home and enjoy major savings! Welcome to the beautifully renovated family home at 238 Valley Glen Heights in the sought-after NW community of Valley Ridge. Surrounded by parks, pathways, and a semi-private golf course, this ideal location is just 20 minutes to downtown Calgary, minutes from COP, major arterial roadways, and offering quick access to Banff National Park and the Rockies. Step inside the vaulted entrance with massive windows filling the space with natural light. The main level features freshly painted bannisters, elegant new grey tile and hardwood floors, a formal dining area, a spacious laundry room, a renovated home office, an updated half bath and a cozy great room with a gas fireplace—perfect for family gatherings or relaxing evenings. The kitchen sits just off of the great room and has been beautifully updated with an expanded island, stunning quartz countertops, and new stainless-steel appliances. The open-riser staircase leads to a bright flex area and four spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Two of the additional bedrooms also feature walk-in closets. One of the standout features of this home is the sunny, four-season sunroom—warm, bright, and welcoming. Located just off the kitchen, it boasts soft flooring, cozy ambiance, insulated core roof and direct access to the

backyard. Please note: the sunroom is not included in the home's square footage. The newly developed basement (with permits) adds even more functional space and includes a large furnace/utility room with a new hot water tank plus a separate large storage room—perfect for keeping your home organized and clutter-free. The backyard offers privacy with mature trees and features established garden beds, perfect for gardening enthusiasts. A powered and secured 8' x 14' shed provides additional storage for tools and equipment. The property also includes a spacious two-car garage that is insulated, drywalled, heated, and wired for 220 volts, along with an oversized garage pad providing ample parking space. The exterior has been freshly painted, new shingles installed, and new exterior doors. The back deck has natural gas for BBQ and LED color lights in the stairs leading to a beautiful stamped concrete sidewalk. For peace of mind, all Poly-B plumbing was replaced with PEX. Additionally, gas lines have been roughed in for a future fireplace or stove in both the sunroom and basement. This home has a total functional usable sq. footage of 3,589 sq. ft. and has been meticulously maintained and THOUGHTFULLY upgraded!