



**GRASSROOTS**  
REALTY GROUP

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**111 Valley Creek Road NW**  
**Calgary, Alberta**

**MLS # A2205447**



**\$829,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)		

**Inclusions:** A/C unit as is, mini bar in basement

**BUNGALOW LIVING IN VIBRANT VALLEY RIDGE |** Nestled into the heart of this charming community is a beautifully maintained Estate Bungalow, offering over 3000 sf of 'single level' living space. The southwest corner lot has fabulous curb appeal and peaceful views of the green space opposite. With 4 bedrooms, 2.5 bathrooms, main floor laundry and den, and easy access from the attached garage - this is a layout that is tailor made for the discerning down-sizer. The spectacular great room is spacious and welcoming with the 9ft ceilings, gas fireplace, inset ceiling lights, and abundant natural light from the many windows and skylights. Imagine hosting your friends and family in the spacious dining area and open plan kitchen, complete with centre island, corner pantry and newer stainless steel appliances. Private primary bedroom is offers plenty of storage space and a lovely 4pc ensuite. Downstairs you will find the large recreation space with radiant in-floor heating, 9 ft ceilings, 3 bedrooms, a 4pc bath, wet bar and unique separate entrance, ideal for multi-generational living or older kids still living at home. Enjoy everything this vibrant community has to offer including miles of walking paths, views of the mountains and river valley, convenient access to the central golf course and a surplus of local amenities, including the popular Calgary Farmers Market. Do not miss this special home... book your private viewing today or feel free to stop by the open house this Saturday!