



**14 Valley Ponds Crescent NW
Calgary, Alberta**

MLS # A2209951



\$839,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,349 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Cameras, Rain barrel, Deck box, and Garden Boxes.

Fabulous UPDATED 4-Bedroom Home in Valley Ridge with Walk-Out Basement! As you enter, you're greeted by a bright, west-facing sitting room with open-to-above ceilings that create an impressive sense of space and light. The main floor features a formal dining area, a generous living room with hardwood flooring, and a cozy gas fireplace flanked by built-in cabinets. The renovated kitchen features white ceiling height cabinetry, quartz countertops, gorgeous island, and a smart fridge. The walk through pantry connects to a convenient mudroom—perfect for unloading groceries directly from the garage. Upstairs, you'll find a bonus room, 4 piece bath, 3 spacious bedrooms, upper laundry, and a luxurious primary suite complete with a walk-in closet and a 5-piece ensuite featuring a CLAWFOOT soaker tub and dual vanities. The fully developed walk-out basement offers even more living space, with a large rec room, bedroom, den (ideal as a guest room), durable luxury vinyl plank flooring, ample storage, and a kitchenette with a dishwasher and sink—perfect for entertaining. The private backyard is well-treed, fenced, and features a low-maintenance patio, sprinkler system, and plenty of room to enjoy the outdoors. Additional upgrades include a new kitchen and basement reno (2024), carpet (2023,) all bathrooms (2024), fridge (new) central air conditioning (2022), a furnace (2022), water softener, and central vacuum. Located in the heart of Valley Ridge, this home is ideally located within walking distance to transit and just minutes from parks, golf, and the Rockies. This home checks all the boxes—don't miss your chance to make it yours!