

\$888,000 - 265 Valley Ridge Green Nw, Calgary

MLS® #A2118370

\$888,000

4 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

Welcome to this beautiful house which blends elegance with functionality, located in the scenic community of Valley Ridge surrounded by golf courses. This two-story upgraded home with vaulted ceilings is bright and filled with lots of light. One of its standout features is the walkout LEGAL basement SUITE, offering additional living space and versatility for extended family or rental income. Key Features of your new home are: Two high-efficiency furnaces; Two water heaters; Two washers, Two dryers; Two fridges; Two dishwashers; Luxury built-in kitchen high-end appliances (Miele or Liebherr); Exotic "Back In Time" flooring with certificate; Central Air Conditioning System; Central Vacuum; Central Water Softener; Built-in Speakers throughout the house; Vaulted ceilings for an airy and spacious feel; Relaxing steam sauna in the master bathroom; Cozy heated flooring in the master bathroom; Fire sprinklers in the furnace room for added safety; Heated finished garage with a 220 Volts heater; Hot tub wiring with 220 V in the Backyard; Garage door warning system for enhanced security; Brand new Miele dishwasher; Built-in Miele coffee and espresso maker for a morning jumpstart; Built-in Miele steam oven for culinary delights; Fireplace in the basement for Independent basement heating via thermostat for personalized comfort; Interconnected and grid-powered smoke detectors in all three levels; Decent size garden shed for storage convenience; Abundance of fruit trees in the



backyard for fresh harvests; Beautiful
backyard view from all three levels;
Conveniently located within walking distance
to Bow River and golf club restaurant;
Surrounded by the scenic Valley Ridge golf
course; Close proximity to COP. Don't miss
the opportunity to make this beautiful house
your home.

Built in 1992

Essential Information

MLS® #	A2118370
Price	\$888,000
Sold Price	\$934,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	265 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5L7

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 6th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	65.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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