

\$690,000 - 72 Valley Ridge Green Nw, Calgary

MLS® #A2126127

\$690,000

4 Bedroom, 4.00 Bathroom, 1,900 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

OPEN HOUSE HAS BEEN CANCELLED

This home has been lovingly cared for and enjoyed and is looking for its next chapter. Located on a quiet, community-oriented street, youâ€™re sure to meet your neighbours from your sunny front porch. This South facing home is bright and sunny upon entry, where youâ€™re greeted with a spacious front foyer, that enters directly into the front living and dining area. With soaring ceilings up to the second floor and hardwood floors throughout, this front room makes an amazing entertaining space. The main floor has a great flow as you move from the front room into the cozy kitchen and family area. Featuring amazing light and hardwood floors, the family room is perfect for those quiet nights in, sitting around the fireplace or reading a book. The kitchen is perfect for cooking with the family and features plenty of space for an eating area overlooking the back yard. With easy access from the kitchen onto the back deck, youâ€™ll be able to enjoy the large back deck in the warmer months. The back yard is perfect for adding a play structure or trampoline for the little people in your life, or add an amazing hot tub and BBQ area for the adults. Featuring 2 bedrooms and a 4 pc bath upstairs, as well as the Primary bedroom that includes a 4 pc ensuite and large walk-through closet, the upstairs features exactly what you need. The fully developed basement is where youâ€™ll find an amazing space with built-in entertainment unit and matching dry bar. It



also features a separate games room including a pool table/ping pong table and all the accessories. The basement is complete with a 4th bedroom, plenty of storage space and a 3 pc bathroom. The home is complete with the half bath, laundry room and office/den on the main floor. Valley Ridge Green is a quiet street with happy neighbours and a general sense of community. This golf community features plenty of walking and biking paths, as well as soccer fields, community skating rink and a community garden. Perfect for the great outdoors, and as close as youâ€™ll get to the Rocky Mountains without leaving city limits, this home is waiting for its next fun-loving owner.

Built in 1994

Essential Information

MLS® #	A2126127
Price	\$690,000
Sold Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B5L5

Amenities

Amenities	Golf Course
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 27th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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