

\$1,090,000 - 107 Valley Ridge Green Nw, Calgary

MLS® #A2133349

\$1,090,000

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.19 Acres

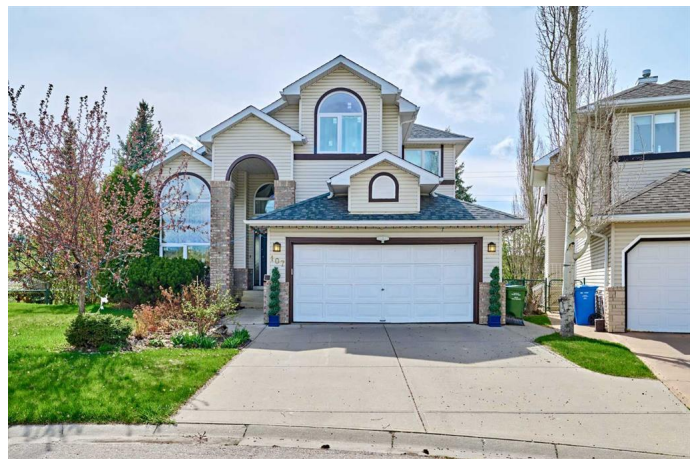
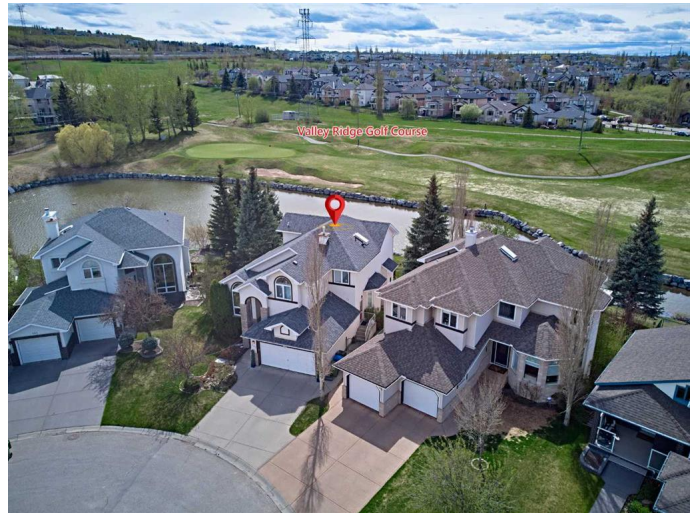
Valley Ridge, Calgary, Alberta

Super Location! Super Location! Super Location!

Walkout stunning home BACKING ONTO THE POND OF THE 12th FAIRWAY of the VALLEY RIDGE GOLF CLUB!

Welcome to this Fully developed upgrading beautiful walkout family home in desired community- Valley Ridge

Significant Newly renovated includes One new hot water tank install (2024), All Triple Windows replaced (2023), Front door replaced (2023), Balcony door replaced (2023), New backyard concrete patio and shed (2021), Balcony replaced (2020), two new Air Conditioning installed (2017), New basement flooring replacement (2016), One hot water tank replaced (2016), all of the poly B piping was removed and replaced (2016). Do not miss this remarkable home. Hardwood floors throughout most of the main floor, both staircases, and master bedroom. Newly laminate wood flooring throughout most of the walk-out basement. Two new high efficiency furnaces with power humidifiers. Main floor the high ceilings with natural light throughout the living room and formal dining room. Updated kitchen granite counter tops, a down draft cook top and stainless steel appliances. Breakfast nook with great view with the pond on the golf area. Upper floor features a spacious master with French door, and has a sitting/dressing area, walk-in closet and 5 piece ensuite with jetted tub. Another two good size bedrooms sharing the 4 pc bathroom. Walk out basement



developed with a huge recreation/games room with gas fireplace, another 4 pc bedroom, a workshop and storage area. Enjoying your backyard is a pleasure; featuring a new patio area with a shed. Spectacular golf course views all surrounded by mature trees for privacy. Come to the Open Houses Saturday and Sunday from 2:00-4:00 pm May 18th and 19th at 107 Valley Ridge Green NW.

Built in 1992

Essential Information

MLS® #	A2133349
Price	\$1,090,000
Sold Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	107 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5L5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, High Ceilings, No Smoking Home, Pantry, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, On Golf Course, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	May 27th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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