

\$924,888 - 139 Valley Glen Bay Nw, Calgary

MLS® #A2142910

\$924,888

4 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

A strikingly attractive home to make your own in the newer community of Valley Ridge NW. Everything about this 2900+ sq. ft. of living space, 4 bedrooms, 3 bathrooms bungalow, on a quiet cul de sac, is impeccable. Start with landscaping – low maintenance and tasteful; a wide drive and oversized double attached garage provide plentiful parking and a charming east-facing, railed veranda where you can have your morning coffee and watch the sun rise. Upon entering note the gleaming hardwood floors and the sunniness of the space. To the left, through French doors, is a room which could be used as a home office. The designer kitchen, dining area and living room are open concept with vaulted ceilings and unique windows make the most of natural light. The living room features a tiled gas fireplace, and the roomy dining area provides access to the back deck, made of composite material, railed, roofed and giving you added outdoor room for summer enjoyment. The kitchen has sleek white, custom cabinets, stainless appliances, granite countertops, an island/breakfast bar with double sink and a corner pantry for extra storage. The primary carpeted bedroom is large, again with ample windows, a significant walk-in closet, 5 pc. bath with jetted tub and a marriage saver – double sinks! A second bedroom, 4 pc. bath and laundry room with sink perfects this level. Of interest, all bathrooms have quartz countertops and note the plentiful amount of closet space as well. The lower walkout level



is carpeted and fully finished with under floor heating, a large rec room with dry bar and built-ins to accommodate entertaining, two carpeted bedrooms. with walk-in closets, 4 pc. bath and utility room. An outdoor roofed patio with gas BBQ hookup is accessible from this lower level. The backyard is fully fenced and has mature trees offering more privacy. Location is prime with easy access to the Trans Canada Highway and points west; 16th Avenue with shopping and restaurants; Stoney, Sarcee and Crowchild Trails; Bow River Pathway; Valley Ridge Golf Club; Winsport; childcare; playgrounds and public transit. This home has features too numerous to list i.e. central vac and central air, new roof in 2023 plus it has been maintained and cared for and is in move-in condition. Don't let this opportunity pass you by. Take the leap and call for a viewing appointment today.

Built in 1998

Essential Information

MLS® #	A2142910
Price	\$924,888
Sold Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,526
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	139 Valley Glen Bay Nw
Subdivision	Valley Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5P9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 19th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	67.53

HOA Fees Freq. ANN

Listing Details

Listing Office Comox Realty

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