

\$639,900 - 307 Valley Ridge Manor Nw, Calgary

MLS® #A2145040

\$639,900

2 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

Nestled in a serene environment with mature trees and close proximity to the Valley Ridge golf course, this charming home offers a blend of comfort, style, and convenience. Stepping inside, the front entrance welcomes you to a lower-level family room, where large windows overlooking the front patio and an electric fireplace create a warm and inviting atmosphere. A 2-piece bathroom and access to the double attached garage complete this main level. Moving to the upper levels where gleaming hardwood flooring is seen throughout, you are greeted with the heart of the home features a kitchen designed to impress, with a spacious layout that includes a breakfast bar for casual dining or entertaining, modern stainless steel appliances, a gas cooktop, beautifully tiled backsplash, and under-mount lighting that illuminates the workspace. The kitchen seamlessly opens to an inviting nook, a cozy spot with custom built-ins along with the dining space creating a fantastic open floor plan. The living room features a corner fireplace with a stylish tile surround and a wooden mantle, providing access to a back deck where you can relax and take in the peaceful views of the mature trees. A 2pc powder room completes this main level. Upstairs, the first primary bedroom is a luxurious retreat, boasting a walk-in closet and a 3-piece ensuite bathroom, while the secondary primary bedroom offers a 4-piece ensuite, also equipped with a walk-in closet, built-ins, Murphy bed, and a linen closet. For



added convenience, the laundry room is located on the upper level. Additional features include air conditioning. Combining modern amenities with thoughtful design elements, this home is an ideal choice for those seeking a peaceful retreat without compromising on convenience or style, offering a perfect blend of luxury and practicality whether you're relaxing by the fireplace, cooking in the well-appointed kitchen, or enjoying the serene outdoor views. Pride of ownership seen throughout.

Built in 2013

Essential Information

MLS® #	A2145040
Price	\$639,900
Sold Price	\$620,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,701
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

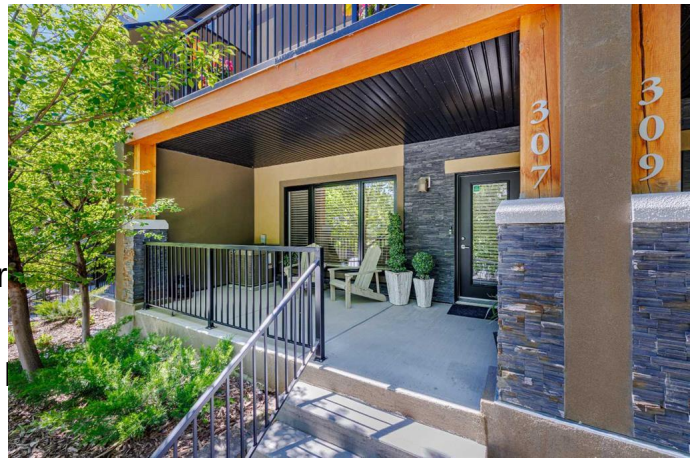
Address	307 Valley Ridge Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6C4

Amenities

Amenities	Golf Course, Parking, Trash,
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Feature
Appliances	Central Air Conditioner, Garburator, Gas Range, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Basement	None



Exterior

Exterior Features	Other
Lot Description	Few Trees, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 30th, 2024
Days on Market	32
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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