

\$875,000 - 268 Valley Crest Rise Nw, Calgary

MLS® #A2149709

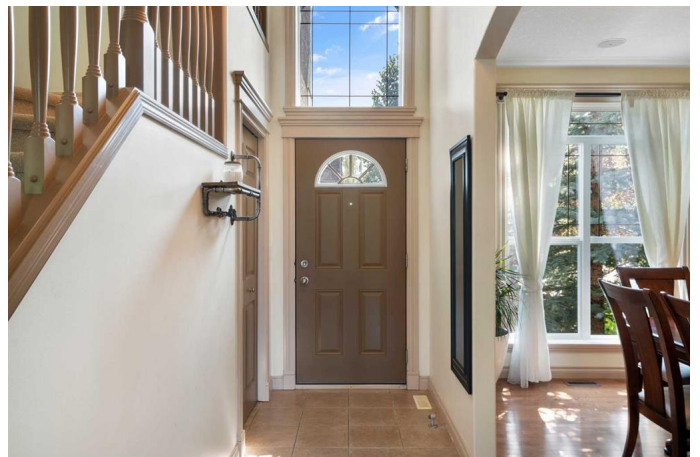
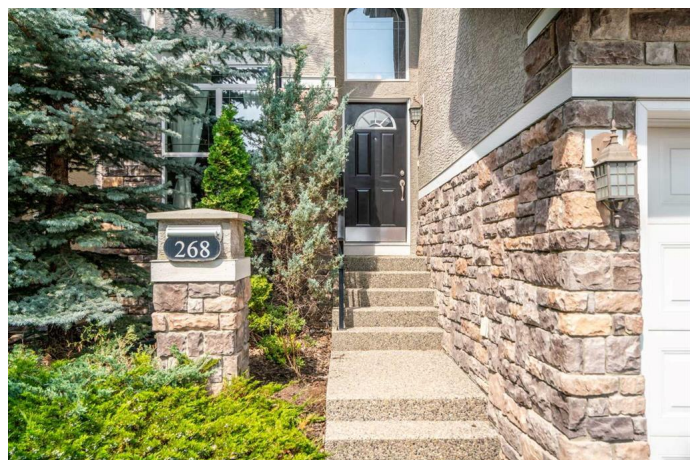
\$875,000

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

This beautiful family home is surrounded by nature in secluded Valley Ridge, yet just a short commute to downtown, shopping, healthcare, specialty schools, and nearly every amenity youâ€™d want! A high-quality Morrison Homes build, it offers over 3,000 square feet of beautifully developed living space and a well-landscaped, private yard outside. The open-concept main floor boasts a stunning kitchen / great room combo with a bank of leafy views into the private backyard and a large balcony/deck to dine on or simply enjoy the fresh air and unobstructed blue skies. On this level, you'll also find an airy formal dining room and a chef's kitchen with stone countertops, a kitchen pantry, an eating nook, and modern stainless steel appliances (updated in the past five years). The main floor laundry room, guest bathroom, and access to the roomy, double-attached garage round out the main level spaces. Hardwood floors, high ceilings, huge windows, central A/C, and custom finishes deliver a comfortable living space, bathed in natural light and impressive vistas. Upstairs you'll love the primary bedroom with its luxurious ensuite featuring a jetted, soaker tub, walk-in shower, dual vanity, and private water closet. Two more large bedrooms (both with walk-in closets), a family bathroom, and a big, bright, beautiful family room with vaulted ceilings complete the upper level. Downstairs in the walk-out basement, you'll find well-finished space including a large recreation room complete with wet bar,



fireplace, and huge windows framing the outdoor patio and well-treed, private backyard. This lower level also includes a roomy fourth bedroom, full bathroom and additional storage space making it easy to potentially use as a separate living space with a private entrance (illegal suite). Meanwhile, the Valley Ridge location can't be beat! Idyllic Valley Ridge is over 50% green space with abundant walking trails, parks, playgrounds, direct access to the Bow River pathway system, and the 18-hole Valley Ridge Golf Course. It's also a quick commute to downtown, shopping, U of C, the Foothills Hospital, Stoney Trail ring road, and the Rocky Mountains! Not to mention the proximity to numerous public and private specialty schools offering gifted learning, French immersion, German immersion, Montessori, private school programming, and even the National Sport School at COP is only 2 km away! It doesn't get any better than this – privacy, convenience, nature, and a stunning family home that's been so well-maintained that it looks almost brand new! This one is not to be missed!

Built in 2005

Essential Information

MLS® #	A2149709
Price	\$875,000
Sold Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	268 Valley Crest Rise Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5Y3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	July 16th, 2024
-------------	-----------------

Date Sold	August 15th, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.