

# \$698,900 - 207 Valley Ridge Manor Nw, Calgary

MLS® #A2160799

**\$698,900**

2 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

**\*PRICE IMPROVEMENT\*** This upscale luxury townhouse OVERLOOKS the 18th hole of the lush VALLEY RIDGE GOLF COURSE. Surrounded by hiking trails, pathways, abundant wildlife, and within walking distance to the Bow River, this exquisite gem feels more like life in the country than that found in the bustling city of Calgary. This property SHOWS 10/10 and current owners have described it as PRIVATE, PEACEFUL and QUIET. All above grade, this 3 storey 2361 square foot home has 2 BEDROOMS and 4 BATHROOMS. Tailored for an active adult lifestyle, ESTATES OF VALLEY RIDGE is +18. In addition to 9' ceilings and GLEAMING HARDWOOD throughout the MAIN FLOOR, an OPEN-CONCEPT layout connects the living and dining room and kitchen. The kitchen is a GOURMET™ DREAM with black quartz countertops, white cabinets, double sink, under cabinet lighting, high end STAINLESS STEEL appliances including FRENCH DOOR REFRIGERATOR with water dispenser and crisper drawer, GAS STOVE, and pantry. The spacious dining area can easily accommodate a number of guests. The corner GAS FIREPLACE in the living room adds warmth and charm to the space. Just off the living room is a PRIVATE BALCONY, adding an outdoor living space of over 200 square feet, complete with a BBQ gas line. Enjoy dining outdoors or just enjoy the serene GOLF COURSE and BOW RIVER VIEWS. A 2-piece bathroom completes this floor. The



UPPER LEVEL has TWO LARGE PRIMARY BEDROOMS, each with their own PRIVATE ENSUITES, and sizeable WALK-IN CLOSETS with BUILT-INS. Conveniently located on this level is the LAUNDRY/STORAGE ROOM with front loading washer and dryer (replaced this year), shelving and ample storage space. On the LOWER LEVEL a private COVERED PATIO overlooks the golf course. Watch celebratory 18th hole putts or watch cross country skiers and snowshoers. The main entrance into the property is on this level, as well as access to the spacious DOUBLE CAR ATTACHED GARAGE. There is also space for 2 vehicles on the parking pad, as well there is visitor parking adjacent. A large versatile RECREATION/FLEX ROOM is just off the entrance and has been used as an exercise and TV room. There is a 2-piece bathroom and utility room on this floor. This home has been LOVINGLY CARED for and has been enjoyed by just ONE OWNER. LOCATION: One of the best in the city! Easy access to highway 1 (2 min); and approximate travel time to: Canmore (45 min); city centre (25 min); bus transit (3 min); Tuscany LRT (11 min); Stoney Trail (5 min); YYC airport (30 min). Valley Ridge is a STRIKINGLY BEAUTIFUL COMMUNITY with over 50% GREEN SPACE, wildlife and many outdoor activities to enjoy. Please contact your REALTOR® and take the time to view this gorgeous townhouse, #207 at ESTATES OF VALLEY RIDGE.

Built in 2012

### **Essential Information**

MLS® #	A2160799
Price	\$698,900
Sold Price	\$675,000
Bedrooms	2

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,362
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### **Community Information**

Address	207 Valley Ridge Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6C4

### **Amenities**

Amenities	Visitor Parking, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Parking Pad

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Breakfast Bar, Closet Organizers, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, Mantle
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Balcony
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, On Golf Course, Level, Many Trees, Private, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 4th, 2024
Date Sold	November 12th, 2024
Days on Market	69
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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