

\$775,000 - 76 Valley Meadow Gardens Nw, Calgary

MLS® #A2163404

\$775,000

3 Bedroom, 4.00 Bathroom, 1,975 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

OPEN HOUSE: SATURDAY, SEPTEMBER 7 2-4PM. This elegant family home in the sought-after Valley Ridge community has been thoughtfully updated and improved, featuring air conditioning and an updated HVAC system, including a Nest thermostat, Nest Protect smoke detectors, and a Nest doorbell. As you enter, you'll be greeted by rich hardwood floors and an open living area filled with natural light. The modern kitchen boasts white cabinetry with a stylish grey tile backsplash, quartz countertops, updated appliances, and a sunny breakfast nook. The family room centers around a cozy fireplace with built-ins and glass block accents.

Upstairs, you'll find three spacious bedrooms, all with recently replaced carpets, including the master retreat, which offers a newly built dressing room, a walk-in closet, and a luxurious 5-piece ensuite bath. The ensuite has been fully renovated to include his-and-hers walnut vanities, a free-standing bathtub, an expanded walk-in shower, ambient and task lighting, and luxury vinyl flooring.

Recent updates to the home include the replacement of all poly-B piping, the installation of energy-efficient triple-pane vinyl windows throughout, and a new back door. The laundry room and powder room have been upgraded, while the main bathroom features a beautiful walnut vanity, a modern 60-inch sliding-glass-door walk-in shower, and



luxury vinyl flooring. The garage has been insulated and finished.

The fully developed basement is a standout feature, offering new insulation, an updated HVAC system, pot lights, luxury vinyl and carpet flooring, and a beautiful gas fireplace. It has been transformed into a versatile living space, complete with smart light switches, a home theatre, a gym, a dedicated home office area with a desk, a cozy sofa bed, and a full bathroom.

The large composite deck spans the back of the house, overlooking an expansive south-facing backyard that features mature trees and shrubs, a fire pit, a storage shed, and a delicious apple tree. The fence has been repaired and painted, enhancing the outdoor living experience. Conveniently located near Valley Ridge Golf Course and WinSport, the home is just 20 minutes from downtown and less than an hour from the mountains.

Built in 1996

Essential Information

MLS® #	A2163404
Price	\$775,000
Sold Price	\$805,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	76 Valley Meadow Gardens Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5L9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Garden, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 16th, 2024
Days on Market	10
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Masters

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