

**207 Valley Ridge Manor NW
Calgary, Alberta**

MLS # A2160799



\$729,900

Division:	Valley Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	2,362 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Many Trees, On Golf Course, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This upscale luxury townhouse overlooks the 18th hole of the lush Valley Ridge Golf Course. This property shows 10/10 and is situated in a gorgeous location that offers stunning views. This 3 storey home, all above grade, has 2 primary 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 the living and dining room and kitchen. The kitchen is a gourmet's dream with black quartz countertops, white cabinets, double sink, under cabinet lighting, high end stainless steel appliances including a 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 200 square feet. Enjoy dining outdoors or just enjoy the serene golf course views. A 2-piece bathroom completes this floor. The UPPER LEVEL has two large primary bedrooms, each with their own private ensuite and walk-in closets. Conveniently located on this level is the laundry/storage room with front loading washer and dryer, shelving and ample storage space. On the LOWER LEVEL a private covered patio overlooks the golf course. The main entrance into this property is on this level, as well as access to the double car attached garage. A large versatile recreation/flex room is just off the entrance and is currently being used as an exercise and TV room. There is a 2-piece bathroom and the utility room on this floor. LOCATION: Easy access to the mountains, city centre, transit, and Stoney Trail. Valley Ridge is a beautiful community with over 50% green space and a variety of wildlife. Only one owner has lived in this home since it was built, and pride of

ownership is evident. This home offers an elevated living experience, please contact your REALTOR® and take the time to view it.