



## 211 Valley Ridge Manor Calgary Alberta

\$734,900

Such a Stunning Location!!! Spacious & beautiful, this 3 bedroom town home features hardwood floors everywhere other than the carpeted bedrooms & upper tiled bathrooms . We use the 3 bedrooms as principal & spare bedrooms + an office. Conveniently, this town home is easy to Lock & Leave just as much as it is to enjoy being at home. You can also have your nieces, nephews & grand-children, etc visit or stay whenever you please in this 18+ home. There are many walking & forest paths, golf lessons & a golf game on your doorstep, a trip to the mountains in 45 minutes or dinner in the city - all are nearby. The main entrance is enhanced with the covered patio/porch & lovely landscaping. As you step into the large foyer there is a large flex area off to the side which can be used as an exercise area, tv or games room or whatever you wish. There is a 2-piece bathroom by the garage entrance. Despite the designer's suggestion, I chose to face the living room sofa toward the amazing views & marble fireplace but you can arrange your furniture to suit your wishes! The kitchen is every ones dream with fun times spent baking, cooking or even using the computer in the corner. The wonderful kitchen features ceiling height cupboards with a decorative moldng, so much counter space, an almost 9 ft island w eating bar, a corner pantry & upgraded stainless steel appliances. The dining room can easily fit extended family & friends for those animated dinners. Upstairs is the spacious principal bedroom featuring 2 closets, one for him and one for her, those amazing views flanked by the plantation shuttered window and an en-suite bathroom featuring a walk-in shower. Bedrooms 2 & 3 each have a closet, plantation shutters and share the family bathroom featuring a bath/shower. The upper level also features the laundry room with washer and dryer. Abundant storage, an over-sized d...

Dining room 13.00 Ft x 11.00 Ft

Primary Bedroom 16.00 Ft x 15.00 Ft

Other 7.92 Ft x 5.92 Ft

3pc Bathroom 10.25 Ft x 5.42 Ft

Bedroom 13.92 Ft x 9.58 Ft

Bedroom 13.58 Ft x 9.42 Ft

2pc Bathroom 5.17 Ft x 5.17 Ft

Other 5.33 Ft x 4.83 Ft

Furnace 8.25 Ft x 5.42 Ft

Storage 4.25 Ft x 3.42 Ft

Other 16.33 Ft x 13.08 Ft

Pantry 4.17 Ft x 3.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom 8.33 Ft x 5.42 Ft  
Laundry room 6.67 Ft x 5.33 Ft  
Other 18.58 Ft x 12.83 Ft  
Foyer 9.08 Ft x 4.83 Ft

Living room 18.58 Ft x 16.42 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Other 6.00 Ft x 6.00 Ft