



## 32 Valley Ponds Place Calgary Alberta

\$1,099,800

Nestled on a peaceful cul-de-sac that backs onto the Valley Ridge Golf Course, you will find an impressive air conditioned 1,735 sq ft walk-out bungalow. This home boasts fantastic curb appeal, featuring a charming front porch with seating, a grand entryway with vaulted ceilings, and intricate trim that flows into the open concept living room, kitchen, and dining area. Entertaining is effortless in the spacious kitchen, complete with a large center island, granite countertops, stainless steel appliances, and easy access to a generous deck that offers stunning views of the golf course. The bright breakfast nook, with its expansive windows, provides plenty of space for family gatherings. The living room is highlighted by wall-to-wall built-ins and a centrally located fireplace. You'll appreciate the convenience of a main floor office or bedroom, depending on your needs, along with a two-piece bath, a mudroom, and laundry facilities. The oversized master suite features a luxurious five-piece ensuite and a walk-in closet. The lower level is fully developed, offering two large bedrooms, each with walk-in closets and their own bathrooms, along with a third bedroom. The spacious family room is perfect for entertaining and provides access to a covered patio and a beautifully landscaped yard, complete with underground sprinklers, overlooking the lush golf course. Recent improvements feature: new blinds, ceramic flooring on the main level, updated kitchen cabinets, a new fridge, a dishwasher, carpeting in the basement, and outdoor Gemstone lighting. Situated just 20 minutes from downtown and with quick access to the mountains, Valley Ridge boasts over 50% green space, featuring bike paths that meander through the environmental reserve, leading to Bowness Park and beyond. (id:6769)

Family room 24.67 Ft x 24.00 Ft

Bedroom 14.33 Ft x 13.50 Ft

Other 8.25 Ft x 7.42 Ft

Bedroom 13.25 Ft x 12.25 Ft

Other 11.92 Ft x 6.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 10.17 Ft x 14.33 Ft

Living room 20.50 Ft x 15.92 Ft

Kitchen 18.67 Ft x 15.58 Ft

Primary Bedroom 15.08 Ft x 13.17 Ft

Other 5.67 Ft x 10.42 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.17 Ft x 11.08 Ft

Laundry room 10.08 Ft x 7.17 Ft

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

Listing Presented By:



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**Mirror**

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4pc Bathroom .00 Ft x .00 Ft

Furnace 15.00 Ft x 20.92 Ft

Dining room 11.92 Ft x 9.00 Ft

Other 8.33 Ft x 10.42 Ft

Foyer 13.33 Ft x 10.25 Ft