



## 46 Valley Ponds Way Calgary Alberta

\$1,190,000

OPEN HOUSE SAT FEB 22, 1:30-4PM Large family home, BACKING ON TO THE the Valley Ridge Golf Course, boasting over 2700 sf above grade plus a fully finished WALKOUT BASEMENT, with in-floor radiant heating! This is the most CONVENIENT location in upper Valley Ridge where you can walk to the commercial plaza while enjoying quick access to the highway. The home itself is perfect for a big family looking for spacious rooms. Enter to a grand, open foyer with ample space to greet guests. To the left is an enclosed formal den with vaulted ceilings and built-in shelving. Toward the back is the mid kitchen with craftsman style cabinetry and built-in wall oven. To the rear is a spacious family room with gas fireplace and access to the rear deck. Adjacent is the formal dining area plus living room, overlooking the golf course. Upstairs, there are 3 very spacious bedrooms and 2 full baths, one of which is the master ensuite. The lower level is fully finished with 2 more bedrooms, another full bath, theatre/media room, plus a large rec room, all enjoying radiant infloor heating! Some of the extras include central Air Conditioning, infrared garage heater, electrical CHARGER for EV vehicle in the garage, and dining room table, chairs and hutch will be left with for the new buyers! Perfect for a growing family boasting large rooms, enjoy the best part of Valley Ridge featuring quick access to downtown , Stoney Trail, and west to the Rockies! Don't miss out.. (id:6769)

Storage 3.67 M x 9.17 M

Other 16.42 M x 14.75 M

Recreational, Games room 16.08 M x 28.00 M

Furnace 12.67 M x 15.42 M

Other 4.33 M x 4.42 M

Bedroom 12.67 M x 10.33 M

4pc Bathroom 8.42 M x 4.92 M

Bedroom 14.92 M x 13.58 M

Other 4.42 M x 5.00 M

Living room 14.33 M x 11.67 M

Dining room 16.33 M x 12.25 M

Family room 15.42 M x 14.42 M

Breakfast 15.50 M x 9.08 M

Kitchen 15.50 M x 14.33 M

Pantry 3.92 M x 3.92 M

Other 14.50 M x 13.67 M

Laundry room 5.50 M x 8.58 M

2pc Bathroom 4.92 M x 4.92 M

Office 10.42 M x 15.92 M

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

Listing Presented By:



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