



## 133 Valley Meadow Close Calgary Alberta

\$749,000

Fantastic FAMILY HOME in the sought after community of Valley Ridge. This 2 STOREY WALKOUT is a 30 second walk away from one the best CITY PARKS in the area. The park includes a KIDS PLAYGROUND, community garden, and one of the best outdoor HOCKEY RINKS in the city! They even Zamboni the ice both inside the rink and around the outside for leisure skating and a small KIDS RINK. Valley Ridge also gives you quick access to the mountains being just 1 min from the city limits. The community has gorgeous ridge pathways that grant beautiful views of the Bow River valley, with access to the river and to Bowness Park. Don't forget Valley Ridge has an incredible GOLF COURSE too! This 4 bed, 3.5 bath home sits on a beautiful TREED LOT that gives great deck privacy in the warmer months and has a fantastic playhouse and garden shed. The home welcomes you through a CUSTOM FIR PERGOLA and recently renovated front deck. Upon entering the home the south facing high ceiling entryway invites you in. The main floor layout is beautiful & functional with a cozy gas fireplace and an upgraded kitchen showing off it's gorgeous backsplash and newer appliances. There is a formal dining room, family room and front room with big windows front and back. Additionally off the kitchen and eating nook the rear deck is also upgraded with a CUSTOM FIR PRIVACY WALL detail which comes up from the lower level offering unique design elements to the space and adding greenery below. The upgraded main floor powder room also offers laundry to the home. The top floor of the home boasts 1 primary bedroom retreat with a 4 piece ensuite featuring a deep corner JETTED TUB, and walk in closet - all behind one door. There are 2 additional bedrooms and a full 3 piece washroom to service both upper bedrooms. The WALKOUT BASEMENT is full of light with north facing windows to the backyard and LOWER PATIO. The generousl...

3pc Bathroom 7.83 Ft x 5.92 Ft

Bedroom 11.08 Ft x 12.25 Ft

Recreational, Games room 27.17 Ft x 18.58 Ft

Furnace 18.92 Ft x 9.25 Ft

2pc Bathroom 5.50 Ft x 6.58 Ft

Kitchen 8.67 Ft x 12.00 Ft

Living room 11.75 Ft x 13.25 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

4pc Bathroom 11.83 Ft x 10.42 Ft

Bedroom 12.50 Ft x 11.42 Ft

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

Listing Presented By:



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**Breakfast** 8.50 Ft x 14.17 Ft

**Dining room** 11.33 Ft x 10.25 Ft

**Family room** 11.75 Ft x 14.42 Ft

**Bedroom** 9.83 Ft x 11.42 Ft

**Primary Bedroom** 11.75 Ft x 14.83 Ft