



## 60 Valley Meadow Close Calgary Alberta

\$774,900

Welcome to this magnificent family home, offering an exceptional blend of luxury, comfort, and functionality. With its spacious and thoughtfully designed layout, this residence is perfect for those who value both style and substance. As you step inside, you are greeted by an expansive living area featuring soaring ceilings, creating an airy and inviting atmosphere. This space is perfect for entertaining guests or enjoying cozy family gatherings. The main level boasts a generously sized primary bedroom complete with a luxurious four-piece ensuite washroom including a jacuzzi. Also on the main level is a well-appointed second bedroom with a four-piece washroom that serves the second bedroom and common areas, ideal for family members or guests. The lower level features an expansive recreational area, perfect for hosting events or creating a versatile play and relaxation space. Additionally, the space can be utilized as office, ideal for working from home. A comfortable third bedroom with its ensuite three-piece washroom provides privacy and convenience, making it an excellent guest suite or additional family bedroom. Stay fit and healthy with your very own home gym, equipped to meet all your workout needs. Enjoy movie nights like never before in your private home theatre, designed for the ultimate cinematic experience with a 120" screen. Additional Features include Ample storage throughout the home, High-quality finishes and fixtures and Convenient location close to schools, parks, and shopping. All this is in the beautiful and charming community of Valley Ridge that is over 50% green space with amazing wildlife, hiking/biking trails, a golf course, and Bow River. With stunning mountain views, this community offers a lot wherever you walk. Quick access to the mountains through the newly completed SW ring road and minutes to COP/Winsport, Calgary Farmers Market, Real Can...

Family room 23.33 Ft x 13.83 Ft

Other 8.50 Ft x 11.17 Ft

Recreational, Games room 16.83 Ft x 11.67 Ft

Bedroom 11.50 Ft x 12.33 Ft

3pc Bathroom 9.92 Ft x 7.42 Ft

Media 13.58 Ft x 10.58 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Other 4.75 Ft x 4.08 Ft

Laundry room 7.50 Ft x 6.50 Ft

Bedroom 10.00 Ft x 10.00 Ft

Dining room 15.50 Ft x 8.75 Ft

Other 8.50 Ft x 5.83 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Other	15.33 Ft x 10.50 Ft	Living room	13.08 Ft x 11.50 Ft
Primary Bedroom	12.00 Ft x 15.25 Ft	Kitchen	12.42 Ft x 15.67 Ft
Other	8.17 Ft x 5.83 Ft	Other	7.00 Ft x 9.00 Ft
4pc Bathroom	9.25 Ft x 8.08 Ft		