



## 307 VALLEY RIDGE Manor Calgary AB

\$499,900

Spacious and upscale DOUBLE MASTER with 4 Bathrooms overlooking the golf course! This beautiful townhome features many upgrades including gleaming hardwood floors on main and upper level, 9' ceilings, A/C and cozy fireplace. From the moment you walk up the steps to your large covered front porch you'll love everything about this home. Enter to find a great sized den with electric fireplace and 1/2 bath next to your DOUBLE ATTACHED GARAGE. The open main floor concept offers a large living with access to a large second floor balcony. The dining room is open to a beautiful kitchen featuring cabinets to ceilings, Quartz counter tops and higher end stainless steel appliances including gas stove. Off the kitchen you'll find a breakfast nook with a custom built-in pantry. Upstairs you'll find a beautiful Master retreat with ensuite and large closet. The SECOND Master offers CUSTOM BUILT-IN Murphy bed and office, plus private ensuite and large closet. Don't forget your upper-level laundry! Call today to view! bui

Den 11'6" x 9'6"

Utility Room 5'5" x 5'3"

Living Room 15'7" x 12'7"

Kitchen 11'5" x 11'

Dining Room 11'1" x 10'4"

Breakfast Nook 7'10" x 6'5"

Master Bedroom 14' x 12'5"

Master Bedroom 12'10" x 10'5"

Laundry Room 6'10" x 4'9"

Covered Porch 19' x 8'7"

Other 19' x 8'4"



**Ismahan Omer**

RE/MAX COMPLETE REALTY

Phone: (403) 616-7774

[iomer@ismahanomer.com](mailto:iomer@ismahanomer.com)



**RE/MAX Real Estate (Central)**

206, 2411 - 4 street NW , Calgary,  
AB, T2M 2Z8

Phone: (403) 207-3242

[amar@amarcudail.com](mailto:amar@amarcudail.com)