



# 140 Valley Ridge Heights Calgary Alberta

\$565,000

Welcome to Valley Ridge! Nestled within the Highlands of Valley Ridge complex, this air conditioned bungalow-style villa provides a harmonious blend of comfort and community living. The area is well known for its vibrant social scene, offering residents opportunities to connect and participate in events throughout the year. **MAIN LEVEL FEATURES:** Upon entering the home, you are greeted by a spacious and inviting main level. A family room, highlighted by a corner gas fireplace, creates a warm atmosphere ideal for relaxation. The main level also includes a full four-piece bathroom, ensuring convenience for both residents and guests. Step outside to your private patio, a perfect spot for unwinding and enjoying the fresh air. **UPPER-LEVEL LIVING:** The upper level showcases an open-concept design that enhances the sense of space and light. Striking new vinyl planking flooring extends throughout the area, while large windows and patio doors flood the space with sunshine. The kitchen is equipped with ample cupboard space, generous countertops, a large island for quick meals, and a corner pantry for storage. Adjacent to the kitchen, the living room features another corner gas fireplace and a dining area, providing an excellent setting for entertaining or relaxing with family and friends. **BEDROOMS AND BATHROOMS:** the primary bedroom is spacious and includes a walk-in closet and a three-piece ensuite for added privacy and comfort. There is an additional bedroom, accompanied by a four-piece bathroom, making this home suitable for families or guests. Laundry facilities are conveniently located on this level as well. **COMMUNITY AND LOCATION:** Beyond the home itself, Valley Ridge is a thriving community with an active association that organizes events such as Music in the Garden, Yoga in the Park, and a Community Garden. Residents enjoy access to numerous parks and trails, wit...

Family room 23.50 Ft x 14.92 Ft  
 Foyer 7.00 Ft x 7.92 Ft  
 Storage 8.75 Ft x 5.33 Ft  
 Furnace 14.83 Ft x 6.33 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 15.83 Ft x 17.67 Ft

Pantry 3.42 Ft x 3.33 Ft  
 Primary Bedroom 13.42 Ft x 18.08 Ft  
 Bedroom 10.33 Ft x 14.58 Ft  
 Other 4.67 Ft x 7.92 Ft  
 Laundry room 3.00 Ft x 5.50 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.gerardchiasson.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 13.83 Ft x 10.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Dining room 10.25 Ft x 12.25 Ft