



228 Valley Ridge Heights Calgary Alberta

\$539,900

A RARE OPPORTUNITY FOR A WALKOUT / END UNIT VILLA IN THE VERY SOUGHT AFTER ADULT ORIENTED COMMUNITY OF "THE HIGHLANDS OF VALLEY RIDGE . MAIN FLOOR FEATURES INCLUDE A SPACIOUS KITCHEN WITH EATING AREA. A DINING ROOM /LIVINGROOM COMBO WITH BACONY ACCESS , A GAS FIREPLACE AND LAUNDRY AREA . ALSO IS THE MASTER BEDROOM WITH A 3 PIECE ENSUITE , A SECOND BEDROOM /DEN AND A 4 PIECE BATHROOM. LOWER LEVEL WALKOUT HAS A GUEST BEDROOM, A SECOND 4 PIECE BATHROOM, AN OFFICE AND A 230 sq.ft STORAGE AREA WITH ITS OWN FIRE RATED SAFE. ; ALL KEPT WARM WITH IN FLOOR HEATING . THE FINISHED DOUBLE FRONT ATTACHED GARAGE ENTERS TO THE MAINFLOOR HALL ENTRY , HAS EXTRA HIGH CIELINGS AND SHELIVING. THE SOUTH EXPOSED DRIVEWAY KEEPS THE ICE TO A MINIMUM IN THE WINTER. THE CLUBHOUSE IS ACROSS THE STREET IS THE CENTER OF THE SOCIAL ACTIVITIES , EVENTS . AND AVAILABLE FOR OWNERS TO USE FOR PRIVATE FUNCTIONS . THE VALLEY RIDGE COMMUNITY BENEFITS FROM THE WALKING PATH SYSTEM, THE GOLF COURSE , AND THE NEWLY COMPLETED STONEY TRAIL . SEE VIRTUAL TOUR FOR 360'S AND FLOOR PLANS. (id:6769)

Bedroom 13.08 Ft x 8.00 Ft
Recreational, Games room 21.25 Ft x 18.25 Ft
4pc Bathroom 7.42 Ft x 4.92 Ft
Office 11.75 Ft x 8.33 Ft
Furnace 16.92 Ft x 9.33 Ft
Living room 15.08 Ft x 14.08 Ft
Dining room 13.00 Ft x 9.00 Ft

Other 15.83 Ft x 11.00 Ft
Den 14.25 Ft x 9.25 Ft
Primary Bedroom 18.33 Ft x 13.50 Ft
3pc Bathroom 7.92 Ft x 5.25 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
Laundry room 5.83 Ft x 2.83 Ft

Listing Presented By:



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