



## 236 Valley Glen Heights Calgary Alberta

\$675,000

Location at its finest. This well maintained 2 storey is situated just a hop, skip, and jump from Valley Ridge's picturesque walking paths! With access to the environmental reserve leading all the way down to Bowness Park, you'll enjoy the ultimate location for exploring parks, trails, mountains, Winsport, shopping, and downtown. This home has lovely curb appeal complete with a charming porch, a large foyer that welcomes you into the home. Inside, you will discover 3 bedrooms, 2.5 baths with beautiful hardwood flooring that dazzles under the natural light pouring in from the large SW facing windows. The spacious kitchen features ample counter space and cupboards, a pantry, an island with breakfast bar, and track lighting with access to the deck that includes a gas outlet. The adjacent dining room provides a perfect space for entertaining, while the living room's hardwood border surrounding the carpet and double French doors add a touch of elegance to the living space. There is the convenience of a half bath on this main floor. Upstairs, the primary bedroom awaits, complete with a 4 piece ensuite and walk in closet. Two additional bedrooms, 4 piece bath with washer/dryer hidden behind closet doors. You will spend countless hours relaxing and enjoying family time in the large bonus room with a gas fireplace. Heading downstairs on the platform is access to the double attached garage as well as a large walk-in closet to store vacuum attachments, jackets etc. The lower level is unfinished offering endless possibilities for customization and is already roughed-in for plumbing. With a new furnace set to be installed in October, this lovely home located on a quiet street is surrounded by great neighbors and a very active vibrant community association. (id:6769)

Dining room 15.00 Ft x 14.92 Ft

Kitchen 10.83 Ft x 13.67 Ft

Living room 11.58 Ft x 17.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.67 Ft x 14.33 Ft

Bedroom 11.92 Ft x 12.92 Ft

Bedroom 11.92 Ft x 9.75 Ft

Bonus Room 18.92 Ft x 20.42 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc 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**

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