



# 238 Valley Glen Bay Calgary Alberta

\$749,900

Discover this strikingly attractive home nestled in the mature community of Valley Ridge NW. The house featuring approximately 3000 sq. ft. of living space, 4-bedroom, 3.5-bathroom, 2-storey house, with Hardwood flooring throughout the main floor, vinyl plank upstairs and in the basement, 9 ft ceiling in the basement, dog run on the side of the house and on a quiet cul-de-sac is impeccable in every detail. Starting with the beautiful and tasteful landscaping, a wide driveway, and an oversized double-attached garage provide ample parking. The charming backyard is perfect for enjoying your morning coffee while watching the sunrise. Upon entering, you're greeted by a spacious open-to-below area in the large living room, next to the designated dining area, filling the space with natural light. To the left, through French doors, is a versatile room ideal for a home office. The open-concept kitchen, breakfast nook, and living room offer an amazing view of the backyard through unique windows. The living room features a stone-walled gas fireplace, and the roomy breakfast nook provides access to the back deck and a huge pie-shaped backyard, perfect for summer enjoyment. The kitchen boasts ample cabinets, stainless steel appliances, granite countertops, an island/breakfast bar, and a corner pantry for extra storage. A 2pc bathroom and a laundry room complete the main floor. Venturing Upstairs, the primary bedroom is spacious and includes its own den/office/reading area and a balcony. The newly built 5pc ensuite bathroom features dual vanities, exuding elegance and a modern look. The primary bedroom also has ample windows and a significant walk-in closet. Two other bedrooms share another 4pc bathroom. The fully finished basement offers a large recreation room, a spacious bedroom, a storage area, a 4pc bathroom, and a utility room. The backyard is fully fenced and features matu...

Living room 19.42 Ft x 17.50 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Storage 9.92 Ft x 13.17 Ft

Kitchen 18.00 Ft x 13.92 Ft

Living room 13.25 Ft x 11.33 Ft

2pc Bathroom Measurements not available

Breakfast 8.92 Ft x 7.25 Ft

Laundry room 9.50 Ft x 6.92 Ft

Primary Bedroom 15.25 Ft x 15.08 Ft

Bedroom 10.33 Ft x 12.33 Ft

Bedroom 10.42 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:  
PREP Realty

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

**RE/MAX Realty Professionals**

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

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

Family room 13.00 Ft x 13.83 Ft

Den 8.92 Ft x 9.08 Ft

Dining room 16.08 Ft x 9.67 Ft

5pc Bathroom 11.17 Ft x 10.50 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Den 9.08 Ft x 8.25 Ft