



# 411 Valley Ridge Manor Calgary Alberta

\$549,900

Welcome to your new home here in this beautifully appointed townhome in Cove Properties' popular 18+ adult condo project of VALLEY RIDGE ESTATES...located in this coveted location just steps to the clubhouse of the Valley Ridge golf course. Proud original owner of this stylish 3 storey end unit, which offers rich hardwood floors & loads of extra windows, central air, granite countertops & 2 relaxing bedrooms - each with their own ensuites. Embrace the bright & airy feel of the main floor with its great-sized flex room complemented by huge windows & 9ft ceilings...making it the ideal spot for a home office, gym or sitting room. With its 9ft ceilings & expanse of hardwood floors, you'll love the free-flowing design of the 2nd floor with its inviting living room & toasty gas fireplace, open to the spacious dining room & sleek eat-in kitchen with mocha-stained soft-close cabinetry, upgraded granite counters & Samsung/Frigidaire stainless steel appliances including gas stove. On the top floor is where you'll find 2 big bedrooms...both with ensuites & large walk-in closets; the master also has a 2nd closet & the ensuite has an oversized shower, & the ensuite in the 2nd bedroom has a shower/tub combo. Between the bedrooms is your laundry room complete with front-loading Maytag washer & dryer. For your outdoor enjoyment, there are 2 big decks...a covered front patio & balcony with natural gas line for your BBQ. Additional upgrades & extras: NEST thermostat, granite counters in all 4 bathrooms...including in both powder rooms on the main & 2nd levels, Hunter Douglas blinds, custom designer curtains & plenty of parking in the finished 2 car garage & extra-wide driveway. With its prime location tucked away off Valley Ridge Blvd, this gorgeous home is only moments to bus stops & neighbourhood shopping, with quick easy access to TransCanada Highway & the newly fully-completed ...

2pc Bathroom Measurements not available

Living room 12.58 Ft x 19.42 Ft

Dining room 11.25 Ft x 19.42 Ft

Kitchen 11.33 Ft x 13.67 Ft

Other 8.00 Ft x 8.17 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 12.00 Ft x 14.25 Ft

Bedroom 11.50 Ft x 13.00 Ft

Laundry room 7.25 Ft x 4.83 Ft

2pc Bathroom Measurements not available

Den 9.50 Ft x 19.50 Ft

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

Listing Presented By:



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