

# \$825,000 - 35 Valley Crest Close Nw, Calgary

MLS® #A2210521

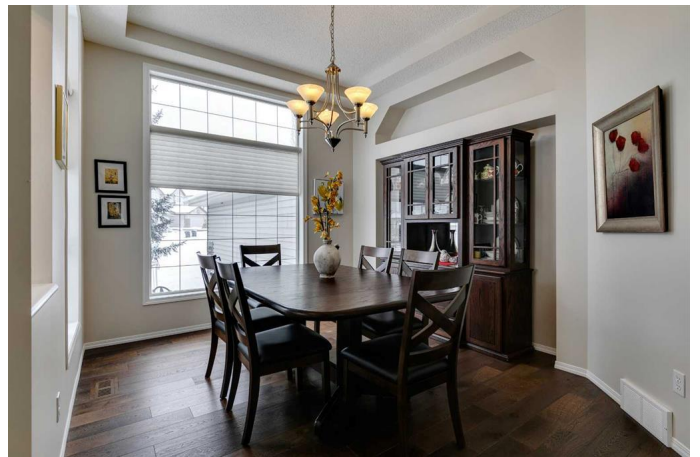
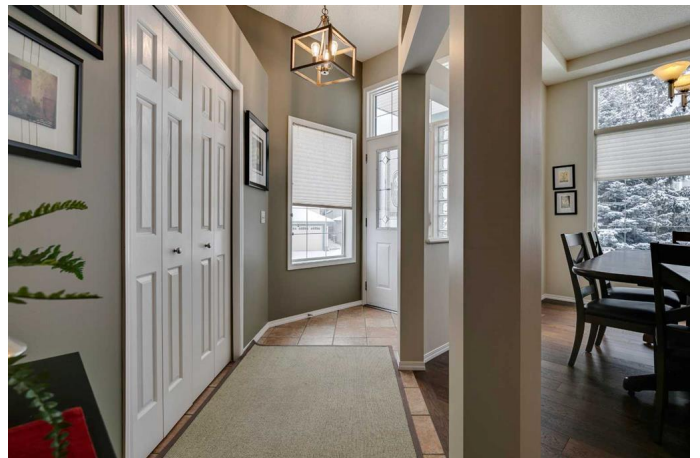
**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.15 Acres

Valley Ridge, Calgary, Alberta

Welcome home! This immaculate walkout bungalow is the one you have been waiting for. Meticulously kept and well cared for, the pride of ownership in this warm and inviting home is evident throughout. As you enter, beautiful wide plank flooring will lead you past the formal dining area into an open-concept living space with soaring ceilings. The kitchen features an island with a raised eating bar, timeless white cabinetry, quartz countertops, stainless steel appliances, and a corner pantry. Enjoy the morning sunlight in your breakfast nook, which opens onto a deck overlooking the backyard. In the living room you'll love the cozy gas fireplace and large windows that allow natural light to fill the space. The main floor boasts two bedrooms and two full bathrooms. The spacious primary retreat has plenty of space for a king-bedroom set. You will also find a full ensuite bathroom with a tub, shower, and private water closet, as well as a roomy walk-in closet. The second bedroom on this floor would make a great home office or den. Laundry on the main level. Head downstairs to the fully developed walk-out living space complete with 2 large bedrooms, a comfortable living area, a third full washroom with tub/shower, and additional large flex space. This property is truly move-in ready with numerous recent improvements in 2023 including furnace and air conditioning, water softener, garage door, modern light fixtures, and paint. You will find plenty of storage space, with built-in shelving in the



garage and extensive outdoor storage accessed through the backyard. The comfortable backyard has a brick patio for seating as well as the option for RV parking. For those with a green thumb, there are plenty of flowerbeds throughout the property along with apple trees, raspberry bushes, and rhubarb. All of this is on a corner lot on a quiet street in the mature community of Valley Ridge. Enjoy quick access to Stoney Trail and Highway One west to the mountains, or stay in the community to experience the extensive walking trails, parks, community skating rink, and the Valley Ridge Golf Club. Call your favorite realtor to book a private tour today!

Built in 2001

### **Essential Information**

MLS® #	A2210521
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Valley Crest Close Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.