

# \$614,900 - 100 Valley Ridge Heights Nw, Calgary

MLS® #A2199687

**\$614,900**

2 Bedroom, 3.00 Bathroom, 1,199 sqft  
Residential on 0.07 Acres

Valley Ridge, Calgary, Alberta

Welcome to Valley Ridge! This meticulously maintained 3-bedroom, 3-bathroom home in the sought-after complex, the Highlands of Valley Ridge seamlessly blends modern elegance with cozy charm. As you step inside, rich hardwood floors guide you into a spacious open-plan living area, where the heart of the home unfolds. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances including a gas stove, and a large island perfect for casual dining or entertaining. Adjacent, the dining area provides ample space, and plenty of natural light from large windows and patio doors, offering backyard views. Relax in the cozy living room, where a tile fireplace invites you to unwind. The serene primary suite offers a peaceful retreat, with more than enough space for a king bedroom set, and a full ensuite bathroom. The second bedroom is also spacious and conveniently located next to the second full washroom. The fully finished lower level provides a sprawling recreation room that provides access to a flex space, used as a 3rd bedroom and full bathroom—ideal for family fun or guests. Nestled in the desirable Valley Ridge community, this home reflects pride of ownership and is move-in ready, complete with central A/C. With its prime location near parks, trails, and quick access to Stoney Trail and the mountains, this opportunity is not to be missed. Schedule your private tour today and experience the lifestyle you've been



dreaming of!

Built in 1998

### **Essential Information**

MLS® #	A2199687
Price	\$614,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,199
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	100 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T3

### **Amenities**

Amenities	Clubhouse, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	28
Zoning	M-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.