

\$1,129,800 - 259 Valley Crest Rise Nw, Calgary

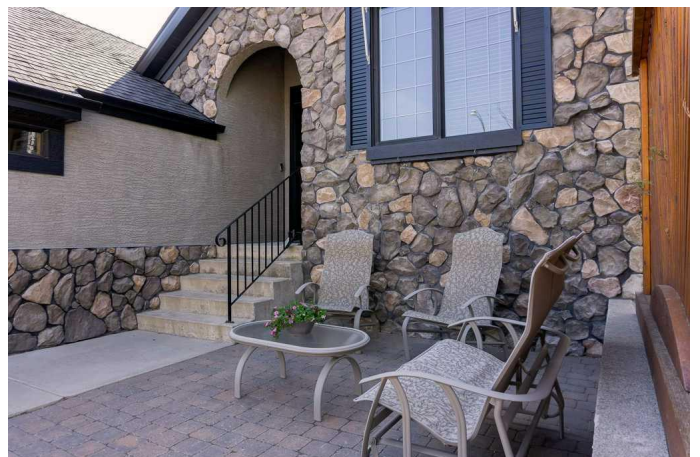
MLS® #A2199243

\$1,129,800

3 Bedroom, 3.00 Bathroom, 1,572 sqft
Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

This home is breathtaking, and the location is remarkable. WELCOME HOME to Valley Ridge, featuring a beautifully upgraded walk-out bungalow that backs SOUTH onto a lush, treed ravine with stunning views. This executive residence boasts impressive curb appeal with its elegant stone exterior, complemented by a cozy sitting area adorned with an interlocking brick patio and a detailed cedar privacy screen. The open concept living area showcases sleek cherrywood kitchen cabinets and exquisite Brazilian cherry floors, highlighted by soaring vaulted ceilings and large windows that flood the space with natural light. The thoughtfully designed kitchen is a chef's dream, equipped with a skylight, gas stove, granite countertops, stainless steel appliances, and the added convenience of a walkthrough pantry leading to a spacious laundry/mudroom. The living room features a striking floor-to-ceiling stone fireplace that is sure to capture your attention, while the dining nook offers access to the patio door leading to a generous balcony. The primary suite is a true retreat, featuring 11-foot tray ceilings, a ceiling fan, a walk-in closet, and an ensuite bathroom complete with a soaking tub, separate shower, and dual vanities. The main floor also includes an office and a half bath. On the walk-out level, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a large games/rec room with a cozy gas fireplace. The backyard is beautifully landscaped, equipped with underground



sprinklers, slate walkways, and a gate leading to the ravine and pathways. The upper deck offers breathtaking views of the ravine and includes a gas BBQ line and retractable awnings. Additionally, the oversized double attached garage is insulated and drywalled, featuring overhead storage for added convenience. This exceptional home is ideally located with easy access to bus stops and amenities, and offers quick routes to the mountains, downtown, or north and south of the city. Valley Ridge is a vibrant and active community that thrives throughout the year. A new asphalt shingle roof will be installed the week of 31 March.

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199243 |
| Price | \$1,129,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,572 |
| Acres | 0.13 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 259 Valley Crest Rise Nw |
| Subdivision | Valley Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 5Y3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Bar, Skylight(s), Soaking Tub |
| Appliances | Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit |
| Lot Description | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Environmental Reserve, Low Maintenance Landscape, Many Trees, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 35 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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