

50 VALLEY PONDS Crescent NW  
Calgary, Alberta

MLS # A2174033



\$700,000

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, No Neighbours Behi		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Hot Tub, 86 Inch Television, patio fire table with six chairs

Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the desirable community of Valley Ridge, home to a beautiful community golf course. Nestled on a quiet cul-de-sac, this property boasts a massive pie-shaped lot with immaculate landscaping, including low-maintenance artificial turf, privacy fences, and spacious decks featuring built-in lights—perfect for enjoying summer evenings outdoors. High ceilings will greet you throughout, giving the home a bright and airy feel. The modern kitchen is a chef's dream, with quartz countertops, a large pantry, and plenty of space to cook and entertain. There's room for the whole family with a bonus room, a living room, and a family room to enjoy. You'll appreciate the peace of mind with no Poly B plumbing and fully permitted basement development. With a park directly across the street and the community golf course just minutes away, this home offers the perfect blend of tranquility, recreation, and convenience, making it an ideal choice for any family seeking comfort and style.