

159 Valley Ridge Heights NW
Calgary, Alberta

MLS # A2180198



\$624,900

Division:	Valley Ridge		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Cork, Vinyl Plank

Sewer: -

Roof: Asphalt

Condo Fee: \$ 486

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: n/a

Welcome to this beautifully renovated villa bungalow, where modern design seamlessly blends with comfort and functionality. This thoughtfully updated home features an open floor plan that perfectly balances style and practicality. Upon entering, you'll be greeted by a bright den/office space, which offers the flexibility to be converted back into a bedroom. The closet is equipped with an impressive built-in organizer, making it an easy transition. The completely renovated kitchen is a chef's dream, with a gas stove, high-end appliances and timeless quartz countertops. A former breakfast nook has been converted (which can easily be switched back) to a convenient walkthrough area offering ample storage, ensuring everything has its place. French doors open from the dining room to a spacious deck, which overlooks a tranquil green space — the ideal spot for morning coffee or evening BBQs. The central fireplace has been upgraded with a new mantel and slate surround, creating a striking focal point in the main living area. Vaulted ceilings continue the airy feel, making the space feel open and inviting. The main floor primary suite is generously sized and features a fully updated ensuite, complete with one of two chair-height toilets on the main floor for added convenience. A dedicated main floor laundry room, equipped with new washer and dryer, adds to the home's practicality. The garage provides ample space for two vehicles and includes a new garage door and components, ensuring both convenience and security. Heading down to the basement, you'll find a large bedroom with a well-appointed 3-piece bathroom. The basement's vast size offers endless possibilities for customization — whether you're envisioning a spacious family area, additional bedrooms, games room, or a wellness area, the space is there. Updates throughout the

home include fresh paint, new baseboards, luxury vinyl plank (LVP) flooring on the main floor, and recessed pot lighting throughout. Energy efficiency has been enhanced with the installation of a brand-new high-efficiency furnace, AC rough-in, and a new Ecobee thermostat system, helping to keep heating costs low. This well-managed complex is home to an active social club, adding to the sense of community. With easy access to both the city and the mountains, this move-in-ready home is waiting for you to make it your own.