

194 Valley Pointe Way NW
Calgary, Alberta

MLS # A2218802



\$1,325,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Valley Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,778 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Front Drive, Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | All Wall Mounts | | |

EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living. The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience. The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car

garage, providing both comfort and convenience. Whether you're enjoying the views, entertaining outdoors, or playing a round of golf at the nearby Valley Ridge Golf Course, this home offers a unique combination of luxury and nature. New owner will love this location 5 minutes to the Farmer's Market, 20 minutes from Downtown, 25 minutes to the airport, 45 minutes to Canmore!!