

# \$825,000 - 35 Valley Crest Close Nw, Calgary

MLS® #A2210521

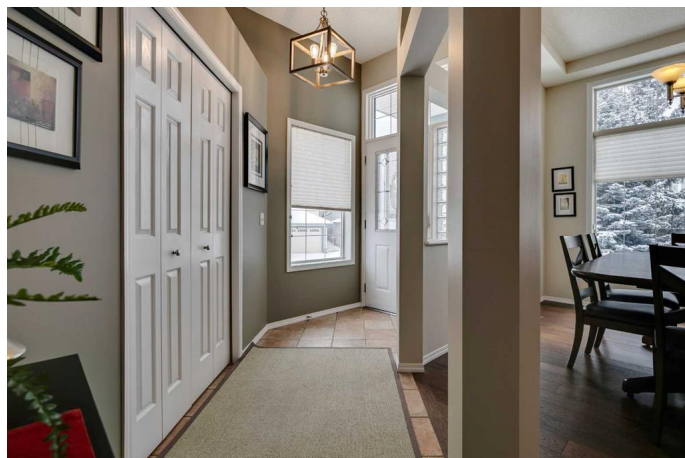
**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.15 Acres

Valley Ridge, Calgary, Alberta

Welcome home! This immaculate walkout bungalow is the one you have been waiting for. Meticulously kept and well cared for, the pride of ownership in this warm and inviting home is evident throughout. As you enter, beautiful wide plank flooring will lead you past the formal dining area into an open-concept living space with soaring ceilings. The kitchen features an island with a raised eating bar, timeless white cabinetry, quartz countertops, stainless steel appliances, and a corner pantry. Enjoy the morning sunlight in your breakfast nook, which opens onto a deck overlooking the backyard. In the living room you'll love the cozy gas fireplace and large windows that allow natural light to fill the space. The main floor boasts two bedrooms and two full bathrooms. The spacious primary retreat has plenty of space for a king-bedroom set. You will also find a full ensuite bathroom with a tub, shower, and private water closet, as well as a roomy walk-in closet. The second bedroom on this floor would make a great home office or den. Laundry on the main level. Head downstairs to the fully developed walk-out living space complete with 2 large bedrooms, a comfortable living area, a third full washroom with tub/shower, and additional large flex space. This property is truly move-in ready with numerous recent improvements in 2023 including furnace and air conditioning, water softener, garage door, modern light fixtures, and paint. You will find plenty of storage space, with built-in shelving in the



garage and extensive outdoor storage accessed through the backyard. The comfortable backyard has a brick patio for seating as well as the option for RV parking. For those with a green thumb, there are plenty of flowerbeds throughout the property along with apple trees, raspberry bushes, and rhubarb. All of this is on a corner lot on a quiet street in the mature community of Valley Ridge. Enjoy quick access to Stoney Trail and Highway One west to the mountains, or stay in the community to experience the extensive walking trails, parks, community skating rink, and the Valley Ridge Golf Club. Call your favorite realtor to book a private tour today!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210521    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,588       |
| Acres          | 0.15        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 35 Valley Crest Close Nw |
| Subdivision | Valley Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 5W9                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                 |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Vinyl Windows                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                               |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                        |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CG             |

## Listing Details

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

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