

**74 Valley Ponds Crescent NW  
Calgary, Alberta**

**MLS # A2184989**



**\$688,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, No Neighbours Behind, Irregular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Stone Counters		

**Inclusions:** Patio set on deck (as is), Water softener system (as is), Central Vacuum System and attachments (as is), Irrigation sprinkler system for front and back yard (as is)

Welcome to this charming 3-bedroom, 2.5-bathroom family home, located in the highly desirable Valley Ridge community! Situated on a quiet street just steps from a playground, this home offers a perfect blend of comfort and convenience for growing families. Upon entering, you'll be greeted by a spacious formal living or dining room—your choice! The open-concept layout leads into the bright and inviting family room, featuring soaring ceilings and a cozy gas fireplace at the heart of the space. The well-appointed kitchen boasts a large island, ample granite countertops, and a pantry, making it an ideal space for both everyday meals and entertaining. The adjacent family dining area flows seamlessly onto a low-maintenance backyard, where you can unwind on the deck and enjoy the warmer weather. Upstairs, you'll find a versatile loft that overlooks the family room below, creating a sense of openness. The primary bedroom is a peaceful retreat, complete with a walk-in closet and a 4-piece ensuite. Two additional generously-sized bedrooms and a full bath complete this level. The fully developed basement offers a blank canvas, with a flexible space perfect for a home office, gym, game room, or anything your imagination desires! Don't miss out on this wonderful opportunity to live in one of the most sought-after neighborhoods. This home is waiting for you to make it your own!