

70 Valley Crest Rise NW
Calgary, Alberta

MLS # A2185618



\$875,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,587 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sauna, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Sauna

Welcome to 70 Valley Crest Rise NW, an elegant 2,587-square-foot home featuring a fully finished walk-out basement in the desirable Valley Ridge community. This property boasts a stunning stucco & stone exterior, an oversized double attached garage & a large driveway, creating impressive curb appeal. Inside, you'll enjoy central air conditioning for year-round comfort. Enter the spacious foyer, where 9-foot ceilings & elegant hardwood floors set a welcoming tone. The main floor includes a sprawling kitchen equipped with rich brown shaker cabinets, granite countertops, stainless steel appliances & a massive island with a breakfast bar featuring an undermount sink for added convenience. A built-in wine rack adds both charm & functionality to the space. The kitchen flows seamlessly into a bright breakfast nook that opens onto a well-sized deck for outdoor enjoyment. A walkthrough pantry connects to the mudroom, enhancing the home's practicality. Adjacent to the kitchen, the cozy living room showcases a gas fireplace surrounded by stone, making it a perfect gathering spot. A main floor den offers flexible space for work or study & a convenient 2-piece bathroom completes this level. At the top of the stairs, you are welcomed into a beautifully designed bonus room with vaulted ceilings that evoke a sense of openness & grandeur. This versatile area can serve as a family media room, cozy retreat, or stylish home office. The spacious primary bedroom is a tranquil haven, featuring a spa-like ensuite bathroom. Soaring ceilings & an arched Palladian window fill the ensuite with natural light, while a luxurious soaker tub & a fully tiled, glass-enclosed shower invite relaxation. Dual vanities with rich brown cabinetry provide ample storage & functionality. The ensuite leads to an expansive walk-in closet, thoughtfully designed with custom shelving, ample hanging

space, & a large mirrored alcove. The second level also features two additional bedrooms, a full bathroom, & a thoughtfully designed laundry room with built-in cabinetry, a utility sink & a window, adding convenience to everyday tasks. The walk-out basement adds even more living space, including a large recreation area ideal for entertaining, a fourth bedroom, a full bathroom & ample storage. The walk-out leads to a covered patio area & the backyard serves as a private retreat surrounded by mature trees for added privacy. It also features a unique pergola structure, creating a shaded garden escape. Located in the picturesque community of Valley Ridge, this home is surrounded by natural beauty & recreational opportunities. Nestled along the city's western edge, south of the Bow River & north of the Trans-Canada Highway, Valley Ridge offers tranquility & convenience. Outdoor enthusiasts will appreciate the nearby Valley Ridge Golf Course, scenic pathways, hiking trails & proximity to the Bow River. The community's prime location provides quick access to the mountains, making weekend getaways a breeze.