

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

MLS # A2203192



\$649,900

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|------------------|--|---------------|-------------------|
| Division: | Valley Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,579 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Slate | Sewer: | - |
| Roof: | Pine Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan | | |

Inclusions: Hot Tub

This beautifully maintained home in Valley Ridge offers over 2,300 sq ft of finished living space, featuring 4 bedrooms and 4 bathrooms—making it the perfect family home. Freshly painted in 2021, the entire home is bright and modern. The spacious kitchen, ideal for family gatherings, includes a new fridge (2023) and dishwasher (2022), ample storage and counter space, and a large island overlooking the breakfast nook & family room. The gas stove and on-demand hot water tap make it a chef’s dream. The main-level living room is open and airy, featuring a river rock-faced fireplace, soaring vaulted ceilings, and large windows that flood the space with natural light. The hardwood floors flow throughout the main floor, which also includes a 2-piece bath, a mudroom, and a laundry room off the garage, as well as an additional living area near the front foyer. The upper-level features two bedrooms and a 4-piece bath. The primary suite includes a 5-piece ensuite with a walk-in shower, a large soaker tub, and two walk-in closets. The basement, fully renovated in 2024, offers a 3-piece bath and two additional bedrooms. A new central air system and furnace were installed in 2022. The backyard is low-maintenance, beautifully landscaped with an abundance of perennials, and provides the perfect outdoor oasis. Relax in the 4-person hot tub or lounge on the south-facing patio. The convenient plumbed-in gas line allows for year-round grilling. This home is within walking distance of the Plazebo Shopping Centre, Valley Ridge Outdoor Rink and Sports Court. Just minutes from Valley Ridge Golf Course, the University of Calgary, Foothills Medical Campus, and Alberta Children’s Hospital. Close to Webber Academy and Rundle College, with easy access to transit and downtown. Outdoor enthusiasts will appreciate the network of

wooded pathways throughout the community, as well as proximity to Winsport and easy access to the Trans Canada Highway, leading west to the Rockies.