

**259 Valley Pointe Place NW**  
**Calgary, Alberta**

**MLS # A2226143**



**\$849,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** wall-mounted TVs/brackets, storage shed, sectional in rec room, backyard deck furniture, alarm system hardware

Truly amazing sums up this beautifully upgraded home in Valley Pointe Estates, tucked away in this family-friendly cul-de-sac in the popular golf course community of Valley Ridge. Original owners of this stylish 3 bedroom home, which enjoys upgraded tile floors & brand new carpets, expanded maple kitchen with granite countertops, oversized 2 car garage & incredible backyard with huge maintenance-free deck & stunning landscaping! Wonderful open concept main floor with 9ft ceilings & an expanse of windows, gorgeous great room with stone-facing fireplace & spacious dining room with garden doors to the backyard. The custom maple kitchen has an extended centre island & rich cabinetry, raised bar, walk-in pantry & stainless steel appliances including Fisher & Paykel gas cooktop, built-in Frigidaire convection oven & Bosch dishwasher. Upstairs there are 3 lovely bedrooms — each with walk-in closets, & 2 full bathrooms; the owners' retreat has gorgeous views of the backyard & relaxing soaker tub ensuite with granite-topped double vanities & separate shower. Between the bedrooms is a bonus room with glass pocket doors & an office/study area with built-in desk & cabinets. The lower level — with laminate floors, is finished with a big rec room, large laundry room with Maytag washer & dryer, partially finished bathroom with roughed-in plumbing & loads of extra space for storage. And your 0.19 acre pie-shaped lot is complete with your private backyard park with towering trees & winding gardens, storage/garden shed, dog run & sensational 600+ sqft composite deck complete with custom furniture (included) & natural gas line for your BBQ. Additional features & extras include Rheem hot water tank, plantation shutters, above-ground irrigation system & extra-wide garage with floor drain & hot/cold water. With its prime location only a few short

minutes to the Valley Pointe playground, winding natural ravines & bus stops, the Valley Ridge golf course & neighbourhood shopping, & easy access to the TransCanada Highway & Stoney Trail ring road, you’ve just found the perfect home for your family!