

# \$1,159,800 - 259 Valley Crest Rise Nw, Calgary

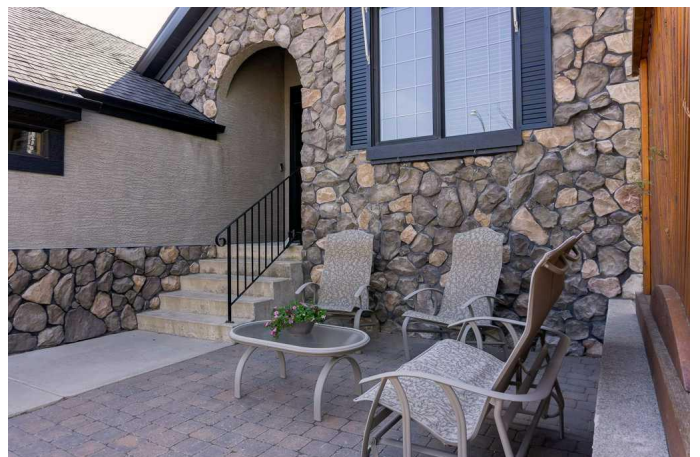
MLS® #A2199243

**\$1,159,800**

3 Bedroom, 3.00 Bathroom, 1,572 sqft  
Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

This home is breathtaking, and the location is remarkable. WELCOME HOME to Valley Ridge, featuring a beautifully upgraded walk-out bungalow that backs SOUTH onto a lush, treed ravine with stunning views. This executive residence boasts impressive curb appeal with its elegant stone exterior, complemented by a cozy sitting area adorned with an interlocking brick patio and a detailed cedar privacy screen. The open concept living area showcases sleek cherrywood kitchen cabinets and exquisite Brazilian cherry floors, highlighted by soaring vaulted ceilings and large windows that flood the space with natural light. The thoughtfully designed kitchen is a chef's dream, equipped with a skylight, gas stove, granite countertops, stainless steel appliances, and the added convenience of a walkthrough pantry leading to a spacious laundry/mudroom. The living room features a striking floor-to-ceiling stone fireplace that is sure to capture your attention, while the dining nook offers access to the patio door leading to a generous balcony. The primary suite is a true retreat, featuring 11-foot tray ceilings, a ceiling fan, a walk-in closet, and an ensuite bathroom complete with a soaking tub, separate shower, and dual vanities. The main floor also includes an office and a half bath. On the walk-out level, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a large games/rec room with a cozy gas fireplace. The backyard is beautifully landscaped, equipped with underground



sprinklers, slate walkways, and a gate leading to the ravine and pathways. The upper deck offers breathtaking views of the ravine and includes a gas BBQ line and retractable awnings. Additionally, the oversized double attached garage is insulated and drywalled, featuring overhead storage for added convenience. This exceptional home is ideally located with easy access to bus stops and amenities, and offers quick routes to the mountains, downtown, or north and south of the city. Valley Ridge is a vibrant and active community that thrives throughout the year. A new asphalt shingle roof will be installed the week of 31 March.

Built in 2005

### **Essential Information**

MLS® #	A2199243
Price	\$1,159,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	259 Valley Crest Rise Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Y3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Stone, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Environmental Reserve, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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