

# \$1,065,900 - 255 Valley Crest Rise Nw, Calgary

MLS® #A2218320

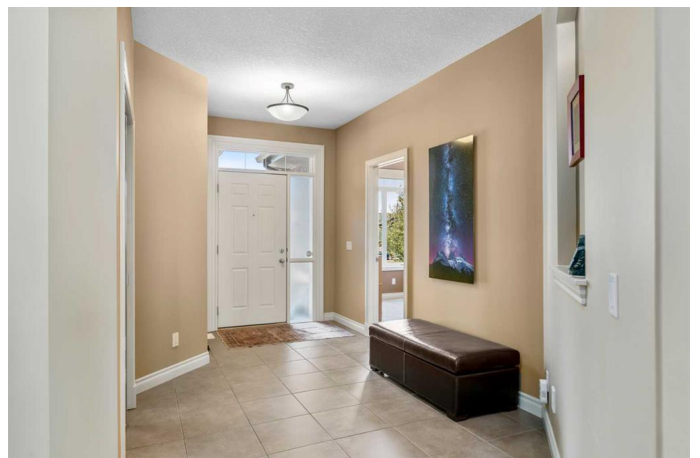
**\$1,065,900**

3 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

Tucked on a quiet street in Valley Ridge and **BACKING DIRECTLY ONTO A LUSH RAVINE** and mere steps to the **BOW RIVER**, the original owners have beautifully maintained this **WALKOUT BUNGALOW** which features 9'™ CEILINGS throughout! The **OPEN-CONCEPT LAYOUT** offers nearly 3,300 SQFT of versatile living space with abundant natural light, creating a warm and inviting atmosphere. From the moment you arrive, the home's exceptional curb appeal stands out with its high-pitched roof lines, grand archway, stonework, and **METICULOUS LANDSCAPING!** The bright **SOUTH-FACING** backyard is a private oasis with a **PONDLESS WATERFALL**, stone work, brick patio, garden boxes, fenced dog run, and surrounded by mature trees! Inside, the home has a spacious foyer that sets the tone for the home's inviting flow. A **PRIVATE HOME OFFICE** is tucked near the front, offering large windows, excellent separation from the main living areas - perfect for focused productivity or quiet reading. The open-concept kitchen and dining area sit at the heart of the home, designed for both everyday ease and elegant hosting! Features include **SS APPLIANCES**, **GAS RANGE**, **MIELE DISHWASHER**, **ISLAND**, **CORNER PANTRY**, double sink, and ample **LEGACY KITCHEN** cabinetry. Adjacent to the dining area, a bright **SUNROOM** provides the perfect setting for morning coffee with elevated ravine views! Anchoring the main floor is a generous living room with an 11'™ ceiling



wrapped in SOUTH-FACING windows perfect to watch SUNRISES and centred on a GAS FIREPLACE with custom BUILT-INS. The main floor primary bedroom overlooks the ravine and features a 4pc ensuite with JETTED TUB, SEPARATE SHOWER, SKYLIGHT, and a large WALK-IN CLOSET. A POWDER ROOM and LAUNDRY ROOM WITH BUILT-INS complete the main level, offering day-to-day functionality and organization. Developed in 2019, the WALKOUT BASEMENT adds over 1,500 SQ FT of flexible space with LUXURY VINYL PLANK FLOORING, neutral paint tones, and a thoughtful layout! A large family room features a second beautiful STONE GAS FIREPLACE, BAR with BUILT-INS, oversized windows with direct access to a COVERED PATIO and views of the WATERFALL. Two bedrooms on this level offer privacy for guests or additional lifestyle flexibility - one is currently used as an exercise room and framed for a future closet. Outside, enjoy two separate sitting areas - one covered - plus a DECK with BUILT-IN SPEAKERS and BBQ GAS LINE. The OVERSIZED DOUBLE ATTACHED GARAGE with HIGH CEILINGS offers 4â€™™ of extra width for a workshop or storage. Other updates include NEW SHINGLES (2016), HOT WATER TANK (2019), and GARAGE DOOR (2021). This beautiful home offers quiet luxury, low maintenance, and a strong connection to natureâ€™”just 20 minutes to downtown, 50min to the Rockies, and next to Stoney Trail. Enjoy access to a GOLF COURSE, greenspace, walking/biking trails, the BOW RIVER, a skating rink, PICKLEBALL COURTS, and nearby WinSport. Live where tranquillity meets adventureâ€™”right at your doorstep!

Built in 2004

## **Essential Information**

MLS® #	A2218320
Price	\$1,065,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	255 Valley Crest Rise Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Y4

### Amenities

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

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Dog Run
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Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, Pie Shaped Lot, Views, Dog Run Fenced In, Waterfall
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 8th, 2025
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Days on Market	3
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Zoning	R-CG
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## Listing Details

Listing Office	eXp Realty
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