

**103 Valley Crest Rise NW**  
**Calgary, Alberta**

**MLS # A2242581**



**\$1,000,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,480 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Irregular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Reverse Osmosis Unit in Kitchen, Water Softner

**\*\* LOCATED** on a QUIET cul-de-sac in the heart of this highly sought after community & backing onto a very SCENIC part of the walking paths of the natural ravines and Valley escarpment. This community has some of the highest percentage of green space in all of Calgary &ndash; PLUS with terrific access to major traffic arteries in all directions &ndash; great to drive to Banff and the mountains to the west. **\*\* GORGEOUS** very well landscaped backyard with patio areas & deck areas overlooking the park (direct access to the paths). **\*\* THE MAIN FLOOR** &ndash; boasts a very open bright & airy plan &ndash; with a good size entrance / foyer. &ndash; ADJACENT to the entry there is a beautiful office and/or flex room. &ndash; THEN a very spacious informal dining room area overlooking the gourmet kitchen & with a two-way fireplace. &ndash; THE sunken LIVING / FAMILY ROOM with loads of natural light & views of the park, also features vaulted ceilings and the two-way fireplace. &ndash; THE kitchen is modern with tons of cabinets and counter space, a full complement of Stainless-steel appliances. &ndash; THIS leads to the main floor laundry &ndash; a two-piece powder room and back entrance / garage access. **\*\* THE oversized garage** features acrylic floors, good storage and utility. **\*\* UPSTAIRS** features a large BONUS / FAMILY room &ndash; overlooking the park/ravines. &ndash; THE primary bedroom is very spacious, bright & airy with a glamorous ensuite and a full walk-in closet. &ndash; BOTH secondary bedrooms are a nice size with ample closet space &ndash; plus a main 4 pce bathroom. **\*\* THE WALK-OUT basement** features a huge family / games room area with direct access to the patio, back yard & park pathways. &ndash; A fourth bedroom &ndash; plus 3 pce bathroom. **\*\* TRULY** a magnificent family home with great upgrades and features. &ndash; CALL

your favorite realtor —OR—come by our OPEN house Saturday & Sunday from 1:30 to 4:30 pm. \*\* COME by and  
"CHECK-it-OUT"