

**307 Valley Crest Court NW**  
**Calgary, Alberta**

**MLS # A2283685**



**\$789,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

**Inclusions:** N/A

Welcome to this exceptional 4-bedroom, 3.5-bathroom family home ideally situated on a pie-shaped lot in a quiet cul-de-sac, directly across the street from the scenic ravines of Valley Ridge. Offering a rare blend of nature, community, and convenience, this location is hard to beat. The open-concept main floor is designed for both everyday living and entertaining, featuring a bright, functional layout with an updated kitchen, complete with stone countertops and updated appliances. Large windows invite in natural light and capture peaceful views of your oversized yard. Upstairs and down, the home offers generous living space for growing families, with four well-sized bedrooms and 3.5 bathrooms providing comfort and flexibility for all stages of life. The oversized double attached garage adds excellent storage and everyday practicality. Valley Ridge is celebrated for its access to the river valley, extensive ravine trail system, and one of Calgary's most beloved outdoor community rinks, fostering an active and connected lifestyle year-round. With quick access to the mountains and an easy commute to downtown, this home delivers both tranquillity and accessibility. A perfect family home in one of Calgary's most sought-after west-end communities.