

270 Valley Crest Court NW
Calgary, Alberta

MLS # A2289192



\$900,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Stone Counters, Walk-In Closet(s)		

Inclusions: Garage heater

Welcome to 270 Valley Crest Court NW, tucked into a quiet cul-de-sac on a large corner lot in sought-after Valley Ridge. This home is move-in ready with meaningful updates already completed, including a recently re-stained fence, fresh interior paint, refinished hardwood floors, updated kitchen backsplash and a brand new furnace. Natural light fills the main level thanks to 9’ ceilings, a sunken living room, and well-placed windows that keep the space bright and open. The layout works beautifully for daily life and entertaining with an island kitchen featuring granite counters, a spacious dining area, and a main-floor den or flex room. A grand double-sided fireplace connects the sunken living room and formal dining area, adding warmth and character to the heart of the home. Upstairs you will find a versatile vaulted bonus room, three generous bedrooms, and a comfortable primary retreat with a walk-in closet and ensuite. The fully finished basement adds excellent flexibility with a large rec room, a dedicated media room, 4th bedroom and a full bathroom, making it an ideal setup for movie nights, gaming, guests, or a second living space that keeps the main level calm and uncluttered. Valley Ridge is loved for its parks, pathways, and proximity to the Bow River corridor, plus golf nearby and easy access West toward the mountains while still staying well connected to the city. Be in Canmore in 45 minutes or downtown in 22 minutes!