

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

**MLS # A2292677**



**\$895,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,490 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Located in a quiet cul-de-sac with beautiful curb appeal, welcome to 319 Valley Crest Court NW—a 2,490 sq ft two-storey home offering 3 bedrooms, a spacious bonus room, main-floor office/flex room, and a highly functional mudroom with walk-through pantry access. A large foyer open to the second-floor gives the entry a bright and airy feeling. You will notice a calm, cohesive color palette that carries throughout the home. Porcelain tile flooring, generous windows, and rich wood cabinetry create a warm, inviting atmosphere. The main living area features an open-concept design that seamlessly connects the kitchen, breakfast nook, and family room. This space is bright and airy thanks to high ceilings, abundant natural light, and a west-facing backyard. The kitchen feels both classic and comfortable, with natural-finish cabinetry, under cabinet lighting, granite countertops, recessed lighting, and a stylish pendant fixture over the island. A built-in desk area adds versatility for quick meals or a convenient workspace. Neutral tile flooring and porcelain backsplash tie the space together, while a window above the sink brings in soft daylight. The breakfast nook is surrounded by windows on three sides, offering lovely views of the landscaped backyard. A three-sided gas fireplace provides a cozy division between the nook and the living room. The walk-through pantry connects directly to the mudroom and garage, offering abundant shelving and storage. The mudroom/laundry room includes cabinetry and a deeper than normal sink for added convenience. The generously sized main floor office could also be used as a dining room depending on your needs and lifestyle. The 2-piece bath with marble counter-tops complete this level. Upstairs, the primary suite is accompanied by two additional generous bedrooms and a 5-piece main bath. The primary bedroom

features a 5-piece ensuite with dual sinks, marble counter tops & a large walk-in closet with built-in shelving & drawers. A bright, comfortable bonus room provides the perfect spot for family time. The lower level is unfinished and ready for your personal vision. In floor heating and a bathroom are both roughed-in. Outside, the pie-shaped west-facing backyard is fully landscaped with a paving stone patio offers plenty of room to enjoy the outdoors. This home includes 2 furnaces with separate controls. Both the stove & washer are equipped to operate either as gas or electric, giving you the flexibility to use it in whichever mode you prefer. The oversized double-attached garage provides generous space, easily accommodating a full-sized truck, & includes a built-in vacuum system outlet with attachments to help keep your vehicles spotless. Valley Ridge is a sought-after community surrounded by parks, pathways, & a semi-private golf course. The location offers the ideal blend of nature and convenience: 20 min to downtown Calgary, minutes from WinSport, Calgary Farmers' Market, & quick routes to downtown, Canmore, & the Rockies.