

319 Valley Crest Court NW
Calgary, Alberta

MLS # A2292677



\$879,800

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

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