

119 Valley Glen Bay NW  
Calgary, Alberta

MLS # A2303270



## \$779,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Valley Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,162 sq.ft.   | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | City Lot, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Level, Treed |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

**QUIET CUL-DE-SAC PRIVACY MEETS SUN-DRENCHED LIVING.** Tucked into the back of one of Valley Ridge's quietest cul-de-sacs, this freshly painted detached home sits on an expansive 5,296 sq. ft. lot. It is the perfect blend of natural privacy and thoughtful mechanical upgrades, offering mountain-edge convenience. **MAIN FLOOR: WORK FROM HOME IN STYLE** The airy floor plan features a dedicated den, ideal for a quiet home office, and oversized windows that flood every corner with natural light. **THE SIGNATURE SPACE: MASSIVE BONUS ROOM** The "wow" factor is the oversized upper-level bonus room. As the largest room in the house, this sun-drenched flex space is perfect for a high-end media lounge or the ultimate kids' playroom. **UPPER LEVEL & BASEMENT** - 3 Generous Bedrooms | 2.5 Baths. - Primary retreat features a walk-in closet. - Bedroom-level laundry for ultimate convenience. - Fully developed lower level with a massive rec room, home theatre/gym space, and a full bath with HEATED TILE floors. **OUTDOOR LIVING & MAINTENANCE** - Southwest-facing backyard: A summer sanctuary with mature aspens and apple trees. - Peace of Mind: New Hot Water Tank (2024), Furnace (2022), and Central Vacuum. - Double attached garage + driveway parking for 4 vehicles. Experience the perfect balance of city and mountain living. Schedule your private showing today!