

\$1,065,900 - 255 Valley Crest Rise Nw, Calgary

MLS® #A2218320

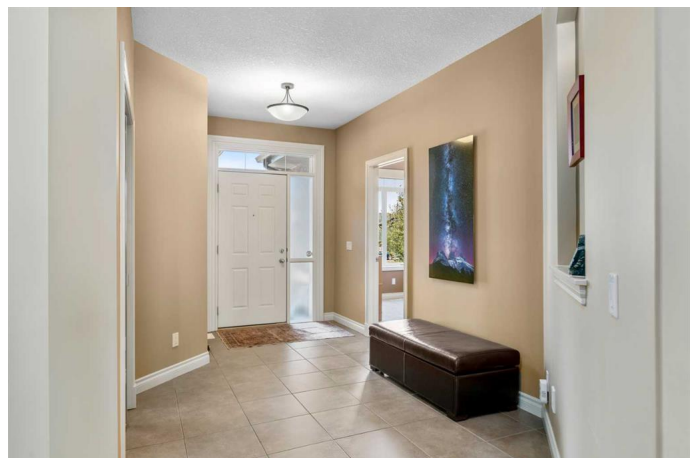
\$1,065,900

3 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

Tucked on a quiet street in Valley Ridge and **BACKING DIRECTLY ONTO A LUSH RAVINE** and mere steps to the **BOW RIVER**, the original owners have beautifully maintained this **WALKOUT BUNGALOW** which features 9'™ CEILINGS throughout! The **OPEN-CONCEPT LAYOUT** offers nearly 3,300 SQFT of versatile living space with abundant natural light, creating a warm and inviting atmosphere. From the moment you arrive, the home's™ exceptional curb appeal stands out with its high-pitched roof lines, grand archway, stonework, and **METICULOUS LANDSCAPING!** The bright **SOUTH-FACING** backyard is a private oasis with a **PONDLESS WATERFALL**, stone work, brick patio, garden boxes, fenced dog run, and surrounded by mature trees! Inside, the home has a spacious foyer that sets the tone for the home's™ inviting flow. A **PRIVATE HOME OFFICE** is tucked near the front, offering large windows, excellent separation from the main living areas - perfect for focused productivity or quiet reading. The open-concept kitchen and dining area sit at the heart of the home, designed for both everyday ease and elegant hosting! Features include **SS APPLIANCES**, **GAS RANGE**, **MIELE DISHWASHER**, **ISLAND**, **CORNER PANTRY**, double sink, and ample **LEGACY KITCHEN** cabinetry. Adjacent to the dining area, a bright **SUNROOM** provides the perfect setting for morning coffee with elevated ravine views! Anchoring the main floor is a generous living room with an 11'™ ceiling



wrapped in SOUTH-FACING windows perfect to watch SUNRISES and centred on a GAS FIREPLACE with custom BUILT-INS. The main floor primary bedroom overlooks the ravine and features a 4pc ensuite with JETTED TUB, SEPARATE SHOWER, SKYLIGHT, and a large WALK-IN CLOSET. A POWDER ROOM and LAUNDRY ROOM WITH BUILT-INS complete the main level, offering day-to-day functionality and organization. Developed in 2019, the WALKOUT BASEMENT adds over 1,500 SQ FT of flexible space with LUXURY VINYL PLANK FLOORING, neutral paint tones, and a thoughtful layout! A large family room features a second beautiful STONE GAS FIREPLACE, BAR with BUILT-INS, oversized windows with direct access to a COVERED PATIO and views of the WATERFALL. Two bedrooms on this level offer privacy for guests or additional lifestyle flexibility - one is currently used as an exercise room and framed for a future closet. Outside, enjoy two separate sitting areas - one covered - plus a DECK with BUILT-IN SPEAKERS and BBQ GAS LINE. The OVERSIZED DOUBLE ATTACHED GARAGE with HIGH CEILINGS offers 4â€™™ of extra width for a workshop or storage. Other updates include NEW SHINGLES (2016), HOT WATER TANK (2019), and GARAGE DOOR (2021). This beautiful home offers quiet luxury, low maintenance, and a strong connection to natureâ€™”just 20 minutes to downtown, 50min to the Rockies, and next to Stoney Trail. Enjoy access to a GOLF COURSE, greenspace, walking/biking trails, the BOW RIVER, a skating rink, PICKLEBALL COURTS, and nearby WinSport. Live where tranquillity meets adventureâ€™”right at your doorstep!

Built in 2004

Essential Information

MLS® #	A2218320
Price	\$1,065,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	255 Valley Crest Rise Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Y4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Dog Run
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, Pie Shaped Lot, Views, Dog Run Fenced In, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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