

**19 Valley Pointe Way NW  
Calgary, Alberta**

**MLS # A2284371**



# \$789,900

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Other Equip: Garage Door Opener, doorbell/camera, front & back door digital keypad  
**Goods Include:** Shed, built-in shelves in garage, mirror & shoe unit front entrance, white ikea book shelves & TV wall mount, matching book cabinets in the bonus room, TV & wall mount in master bedroom, Gazebo, patio furniture (2 chairs, sofa, coffee & gas fire table)

**\*\*OPEN HOUSE: February 21st 1-3pm\*\*** Step into this architecturally striking two-storey home, where style meets everyday living. Boasting 4 bedrooms, 4 full bathrooms, a vaulted bonus room, main-floor office, PERMITTED basement development, and a finished heated garage with abundant storage, this home is thoughtfully designed for modern family life, with central vacuum rough-in already in place. Sunlight floods the main level through expansive windows, highlighting hardwood and luxury vinyl laminate plank flooring throughout, soaring 9-foot ceilings, and a dramatic floor-to-ceiling stone fireplace. The gourmet kitchen impresses with maple cabinetry, a large centre island, an XL gas stove (36x21), an extra-wide sink (32x20), and stainless steel appliances, flowing seamlessly to the dining area and west-facing backyard. Step outside to a covered gazebo and low-maintenance concrete patio, perfect for morning coffee, summer barbecues, or evenings under the stars. Upstairs, the primary suite is a private retreat with a spa-inspired 5-piece ensuite and walk-in closet. Maple railings guide you to additional bedrooms, a full bath, and the vaulted bonus room-flexible spaces for family, hobbies, or work-from-home needs. The fully finished basement extends your living space for recreation, guests, or personal projects. Nestled close to playgrounds, Bow River trails, parks, shopping, and the Valley Ridge Golf Club, this home offers the ultimate balance of lifestyle and convenience. Take a virtual tour and book your private visit today to experience all that this exceptional home has to offer. Take a virtual tour and book your private visit to experience the elegance and lifestyle of this exceptional Valley Ridge Pointe Estates home.