



\$ 787,900.00

## 74 VALLEY PONDS WAY NW CALGARY

<https://paulbrinton.com>

Tucked away on a quiet cul-de-sac in the desirable community of Valley Ridge this property has been extensively renovated with new vinyl plank flooring and carpets throughout the entire home, fresh paint including exterior doors and garage, updated bathrooms, new hot water tank as well as upgraded baseboard and elaborate...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152857

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 19:04:18

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/07/21

**Two Piece Bath:** 1

**Lot size:** 5673 sq ft

**Year built:** 1998

**Parking:** Double Garage Attached, Garage Door Opener

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas, Living Room, Mantle

**Exterior Features:** None

**District:** CAL Zone W

**Inclusions:** Garden Shed

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, See Remarks, Vinyl

**Community Features:**

Clubhouse, Golf, Park, Schools Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)



**Lot Features:** Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course, Rectangular Lot, Views

**Heating Type:** Forced Air

**Roof Type:** Pine Shake, See Remarks

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Main Level

**Transaction Type:** For Sale

**Photo Count:** 50

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 14.63M 48`0"

**Living Area SF:** 2426.00

**Structure Type:** House

**Restrictions:** Utility Right Of Way

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 340.02

**Rooms Above Grade:** 8

**Construction Materials:** Stone, Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator

**Subdivision Name:** Valley Ridge

**Lot Size Acres:** 0.13

