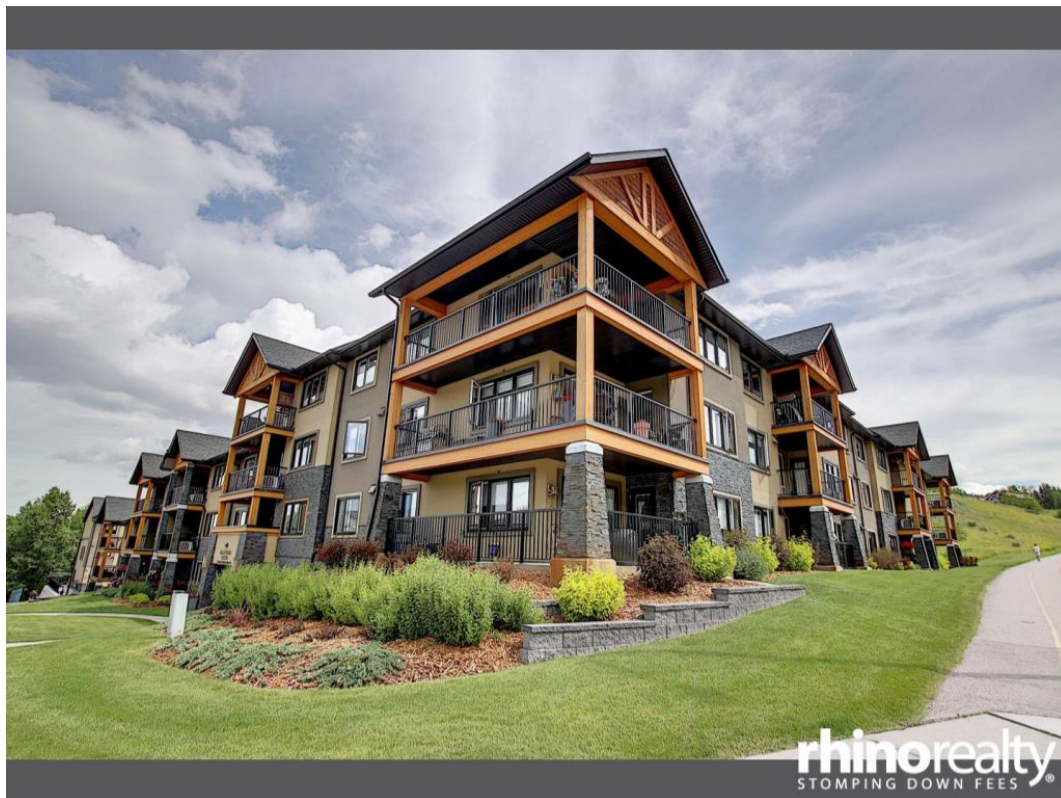




ID# 10721

MLS®# A1014752

\$379,900



Valley Ridge 308 103 VALLEY RIDGE Manor NW Calgary

Condo
Condo - Single Level
Year Built:2013



For additional information on this listing
please call the Listing REALTOR® at:

403-831-9212

Property Highlights

STUNNING 2 bed, 2 baths, third-floor apartment in the quiet and serene building of Valley Ridge Estates. Walk into a very spacious, bright, and immaculately kept unit. Kitchen features an abundance of quartz countertops, upgraded stainless steel appliance package with induction stove, large breakfast bar, RO water system, under-mount s/s sink, huge pantry, and under counter lighting. The dining area offers a large space for dining table and chairs. The living room has a ton of space with a large picture window and screen door to the balcony. Spacious master bedroom with pocket door and double-sided walk-through closet to the private 3 PC master ensuite with additional linen storage. The second bedroom provides lots of space and a large closet. HUGE 4 PC bathroom off the living room with extra linen storage. Massive in-unit laundry...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10721](https://rhinorealty.com/?ID=10721)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$379,900

ID# 10721
MLS®# A1014752

308 103 VALLEY RIDGE Manor NW
Calgary, AB T3B 6C4

GENERAL DETAILS

Community: Valley Ridge
Property Type: Condo
Style: Condo - Single Level, attached
Year Built: 2013
of Finished Levels: 4
Floor Number: Floor 3
Sq Ft Above Grade: 1123
Front Windows Face: North

EXTERIOR

Exterior Finish: stucco, stone
Foundation: Concrete
Roof: Asphalt
Parking Type: underground parking, heated, stall 1
Total # of Parking Spots: 2
Location Attributes: backs onto park, backs onto golfcourse, backs onto greenspace/greenbelt, public transportation nearby, golf nearby
Yard and Exterior Features: landscaped, firepit, perennials, abundant trees/shrubs, private yard

INTERIOR

Bedrooms: 2 total; 2 above grade
Bathrooms: ; one 3-piece; one 4-piece

| Rooms | Level | Size Feet | Size Metres |
|----------------|------------|-----------|-------------|
| Living Room | Main Floor | 15.9x14.1 | 4.8x4.3 |
| Dining Room | Main Floor | 5.8x12.8 | 1.8x3.9 |
| Kitchen | Main Floor | 9.10x12.5 | 2.8x3.8 |
| Master Bedroom | Main Floor | 10.9x12.6 | 3.3x3.8 |
| Bedroom | Main Floor | 13.6x12.0 | 4.1x3.7 |
| Laundry Room | Main Floor | 7.3x6.1 | 2.2x1.9 |

Basement: none
Flooring: tile, carpet
Included Items: refrigerator, microwave/hoodfan, washer, dryer, dishwasher, all window coverings, ceiling fan, garburetor
Interior Features: 9ft ceilings, in floor heating, stainless steel appliances, quartz counter, no animals, no smoking

LEGAL, TAXES & FEES

Lot Dimensions Feet Metres

Property Taxes: \$2308, Annual
Condo Fee Includes: water & sewer, heat, snow removal, lawn care & maintenance, exterior maintenance, common property insurance, reserve fund contributions, management fees



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