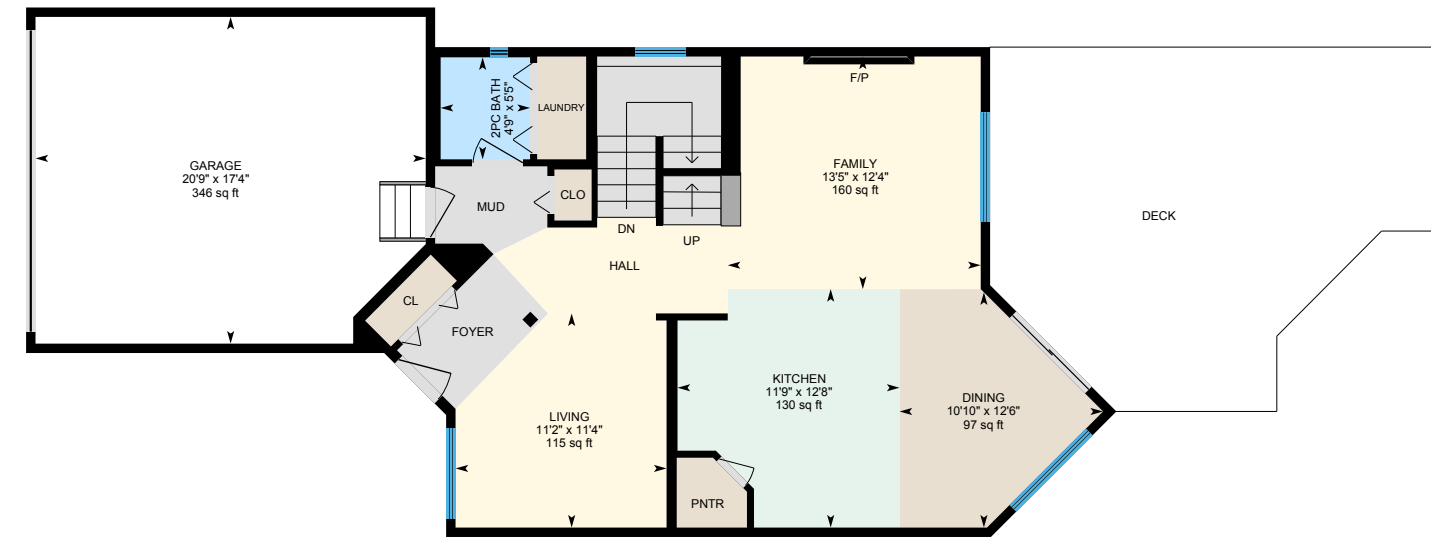


90 Valley Ponds Crescent NW, Calgary, AB



Main Floor
Exterior Area 834.02 sq ft



1st Floor
Exterior Area 744.92 sq ft



Basement (Below Grade)
Exterior Area 753.93 sq ft

Upgrades

- New Central A/C & Furnace – 2022
- New Fridge (2023) & Dishwasher (2022)
- On Demand Hot Water Tap in Kitchen
- New Washer & Dryer (2023)
- Fully Renovated Basement (2024)
- New Paint Throughout (2021)
- Low Maintenance Landscaping Front & Back

Welcome Home to
90 Valley Ponds Cres NW

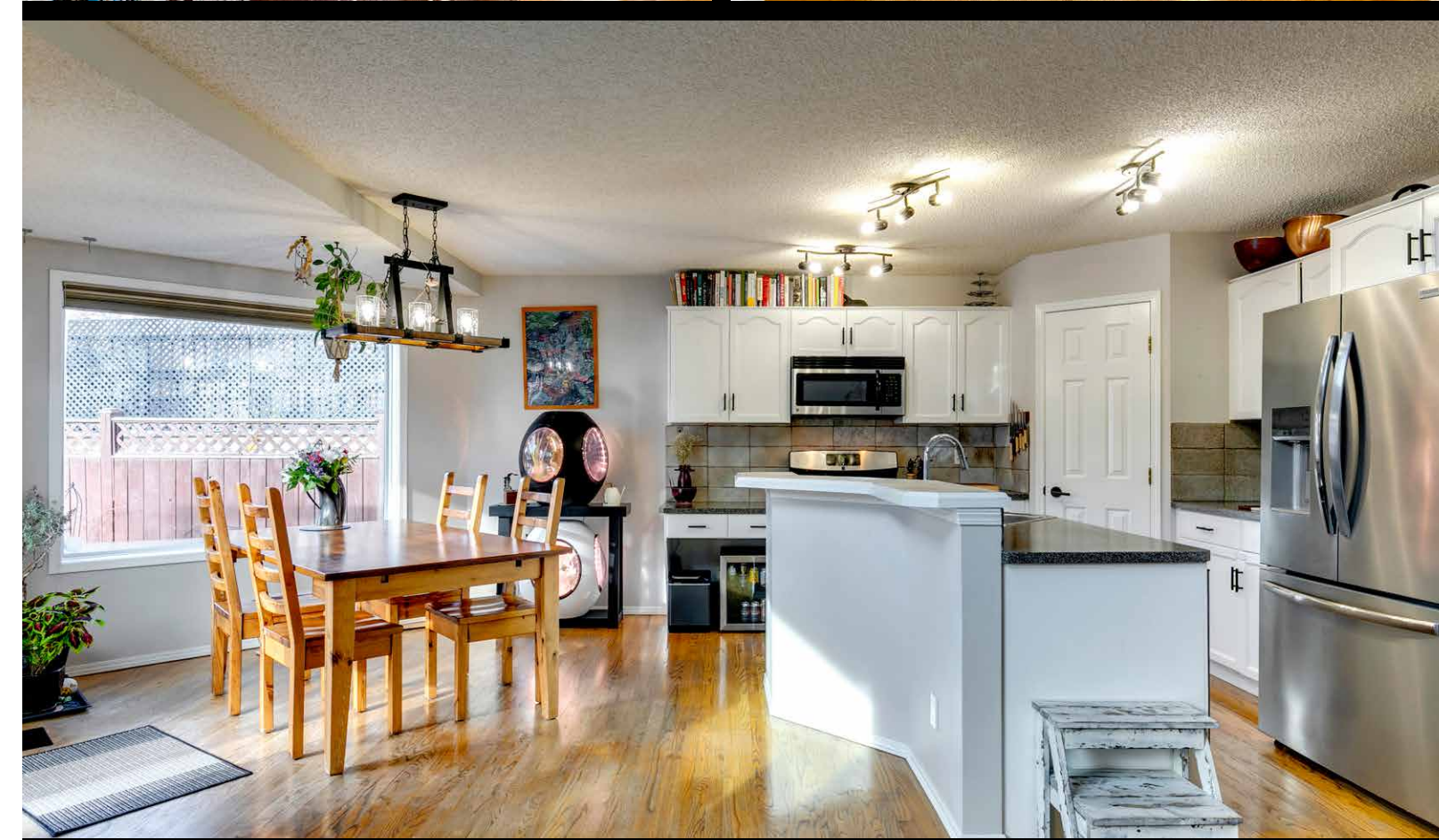
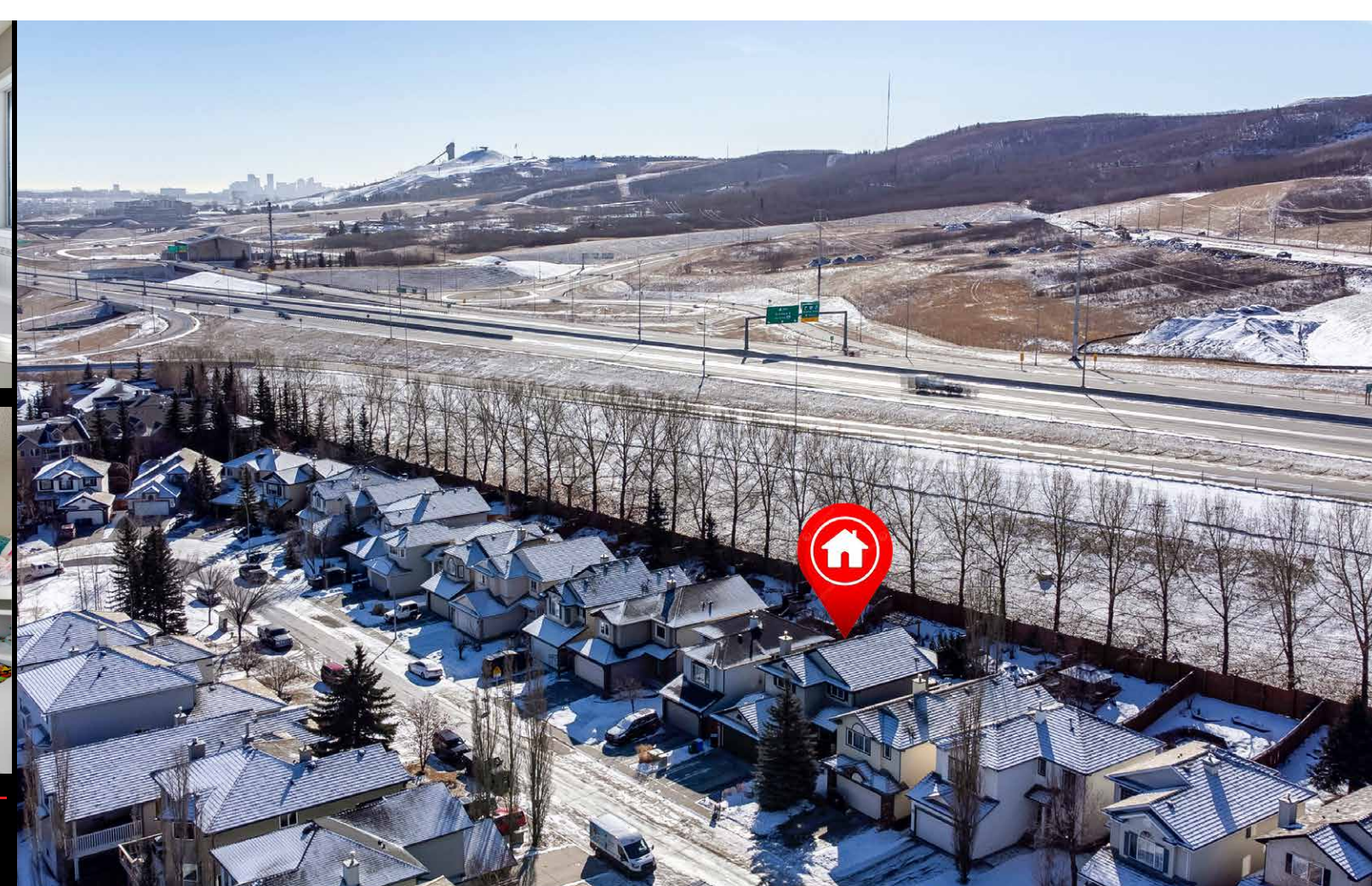
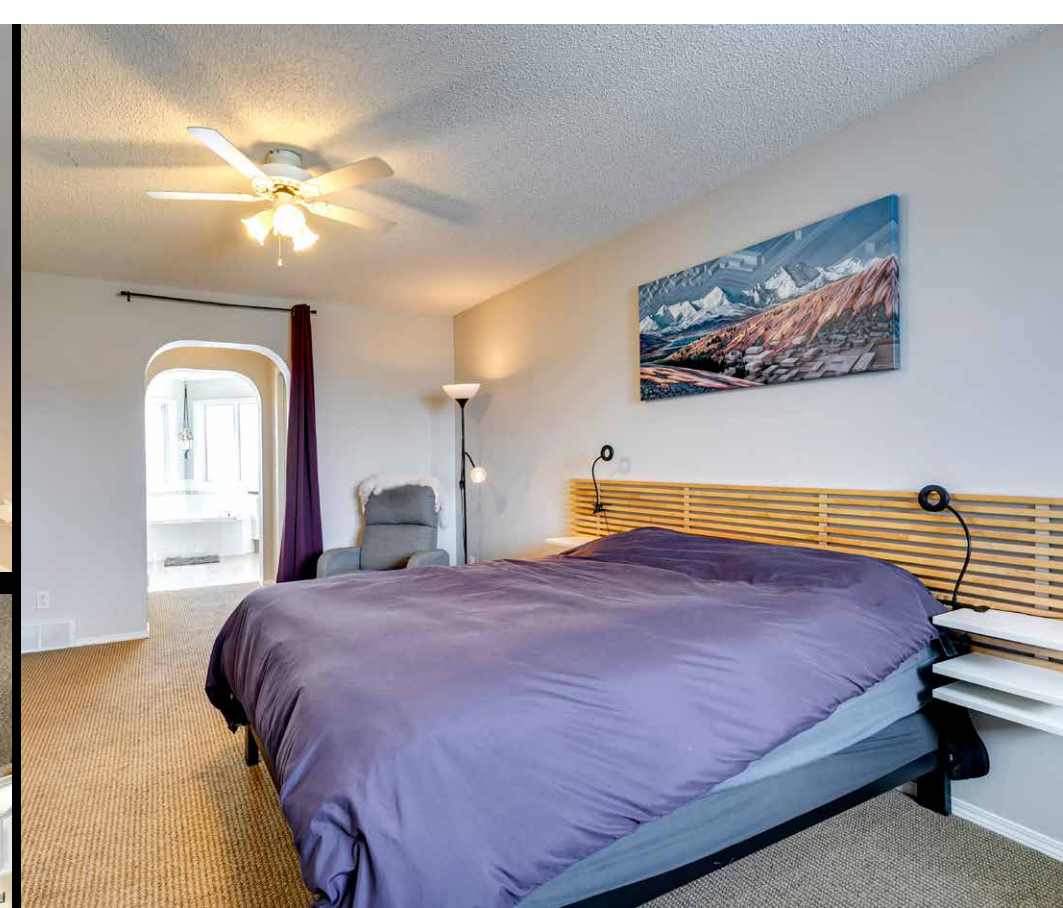


Chris Zaharko
Associate

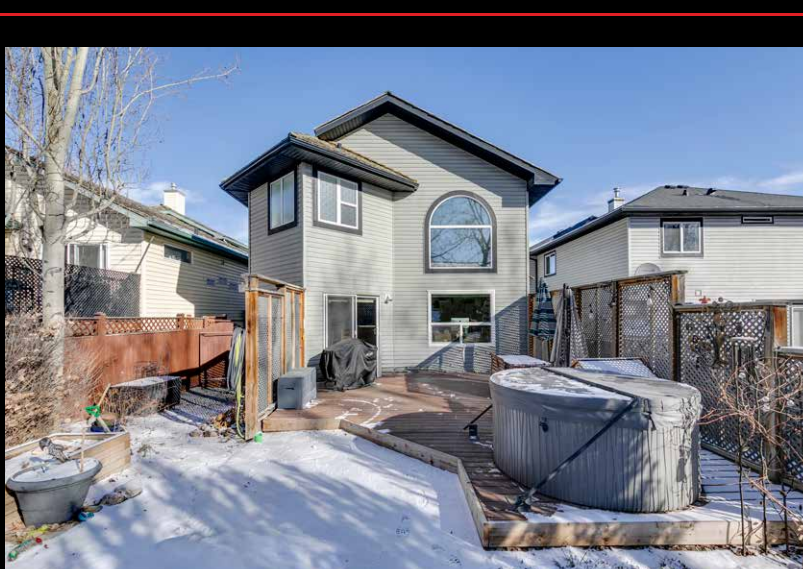
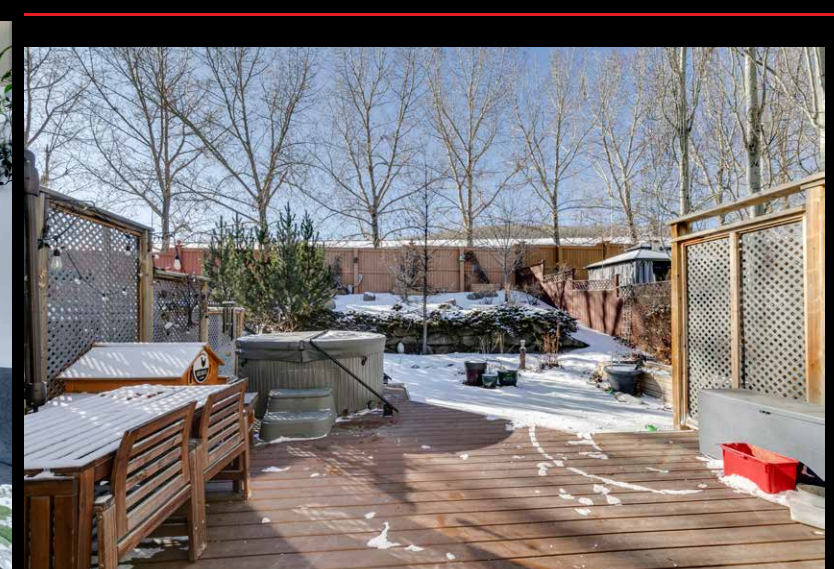
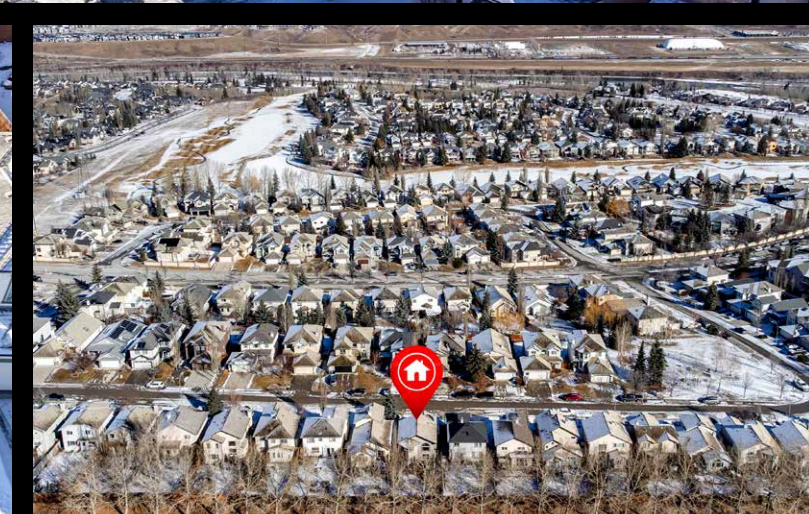
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Top 1% Nationally



This beautifully maintained home in Valley Ridge offers over 2,300 sq ft of finished living space, featuring 4 bedrooms and 4 bathrooms—making it the perfect family home. Freshly painted in 2021, the entire home is bright and modern. The spacious kitchen, ideal for family gatherings, includes a new fridge (2023) and dishwasher (2022), ample storage and counter space, and a large island overlooking the breakfast nook & family room. The gas stove and on-demand hot water tap make it a chef's dream. The main-level living room is open and airy, featuring a river rock-faced fireplace, soaring vaulted ceilings, and large windows that flood the space with natural light. The hardwood floors flow throughout the main floor, which also includes a 2-piece bath, a mudroom, and a laundry room off the garage, as well as an additional living area near the front foyer. The upper-level features two bedrooms and a 4-piece bath. The primary suite includes a 5-piece ensuite with a walk-in shower, a large soaker tub, and two walk-in closets. The basement, fully renovated in 2024, offers a 3-piece bath and two additional bedrooms. A new central air system and furnace were installed in 2022. The backyard is low-maintenance, beautifully landscaped with an abundance of perennials, and provides the perfect outdoor oasis. Relax in the 4-person hot tub or lounge on the south-facing patio. The convenient plumbed-in gas line allows for year-round grilling. This home is within walking distance of the Plazexo Shopping Centre, Valley Ridge Outdoor Rink and Sports Court. Just minutes from Valley Ridge Golf Course, the University of Calgary, Foothills Medical Campus, and Alberta Children's Hospital. Close to Webber Academy and Rundle College, with easy access to transit and downtown. Outdoor enthusiasts will appreciate the network of wooded pathways throughout the community, as well as proximity to Winsport and easy access to the Trans Canada Highway, leading west to the Rockies.



Chris Zaharko

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MLS: A2203192

Community: Valley Ridge

Size: 2,332.87 sq ft finished living space

Taxes: \$3,609.00/2024

Year Built: 1999

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