



**DJ Golden**  
**REAL ESTATE**

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**103 Valley Crest Rise NW**  
**Calgary, Alberta**

**MLS # A2242581**



**\$1,000,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Valley Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey Split   |               |                   |
| <b>Size:</b>     | 2,480 sq.ft.   | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Irregular     |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, See Remarks  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Stucco  | <b>Zoning:</b>    | SR |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Reverse Osmosis Unit in Kitchen, Water Softner

**\*\* LOCATED** on a **QUIET** cul-de-sac in the heart of this highly sought after community & backing onto a very **SCENIC** part of the walking paths of the natural ravines and Valley escarpment. This community has some of the highest percentage of green space in all of Calgary &ndash; **PLUS** with terrific access to major traffic arteries in all directions &ndash; great to drive to Banff and the mountains to the west. **\*\* GORGEOUS** very well landscaped backyard with patio areas & deck areas overlooking the park (direct access to the paths). **\*\* THE MAIN FLOOR** &ndash; boasts a very open bright & airy plan &ndash; with a good size entrance / foyer. &ndash; **ADJACENT** to the entry there is a beautiful office and/or flex room. &ndash; **THEN** a very spacious informal dining room area overlooking the gourmet kitchen & with a two-way fireplace. &ndash; **THE** sunken **LIVING / FAMILY ROOM** with loads of natural light & views of the park, also features vaulted ceilings and the two-way fireplace. &ndash; **THE** kitchen is modern with tons of cabinets and counter space, a full complement of Stainless-steel appliances. &ndash; **THIS** leads to the main floor laundry &ndash; a two-piece powder room and back entrance / garage access. **\*\* THE** oversized garage features acrylic floors, good storage and utility. **\*\* UPSTAIRS** features a large **BONUS / FAMILY** room &ndash; overlooking the park/ravines. &ndash; **THE** primary bedroom is very spacious, bright & airy with a glamorous ensuite and a full walk-in closet. &ndash; **BOTH** secondary bedrooms are a nice size with ample closet space &ndash; plus a main 4 pce bathroom. **\*\* THE WALK-OUT** basement features a huge family / games room area with direct access to the patio, back yard & park pathways. &ndash; **A** fourth bedroom &ndash; plus 3 pce bathroom. **\*\* TRULY** a magnificent family home with great upgrades and features. &ndash; **CALL**

your favorite realtor &ndash;OR&mdash;come by our OPEN house Saturday & Sunday from 1:30 to 4:30 pm. \*\* COME by and  
&ldquo;CHECK-it-OUT&rdquo;.