\$750,000 - 147 Valley Brook Circle Nw, Calgary

MLS® #A2218488

\$750,000

4 Bedroom, 4.00 Bathroom, 1,894 sqft Residential on 0.18 Acres

Valley Ridge, Calgary, Alberta

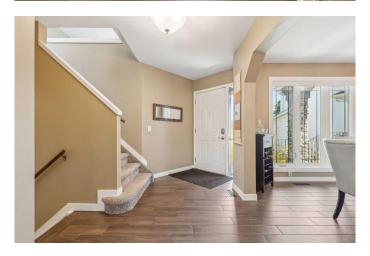
Welcome to the heart of Valley Ridge, a family-friendly community where nature, convenience, and a welcoming atmosphere come together. This highly sought-after neighbourhood offers direct access to the Valley Ridge Golf Course, Bow River pathways, and over 50% preserved green spaceâ€"perfect for hiking, biking, and nature walks. Families will appreciate the proximity to reputable schools, and the active community association fosters a strong sense of connection through events and programs. With easy access to Highway 1 and Stoney Trail, commuting to downtown or anywhere in the city is quick and convenient.

This beautifully renovated and exceptionally well-maintained home sits on a massive 7,890 sq ft pie lot and offers over 2,500 sq ft of total living spaceâ€"blending classic charm with modern comfort.

The main level welcomes you with a spacious entryway and formal dining room, perfect for entertaining. Beyond that is a generous living room with a stunning gas fireplace, an updated kitchen with quartz countertops, stainless steel appliances, a corner pantry, and a bright dining nook that overlooks the backyard. Upstairs, the layout opens to a large, light-filled bonus room with vaulted ceilings and a second gas fireplace. Down the hall are three bedrooms, including a spacious primary suite with a custom closet and a beautifully updated 5-piece ensuite featuring a double vanity and skylight. Two additional bedrooms, a shared







4-piece bathroom, and a linen closet offer flexibility and function.

The fully finished basement expands your living space with a large rec room, full 3-piece bathroom, and a fourth bedroom currently used as a home gym, plus ample storage throughout.

Outdoors, enjoy rare privacy and space on the oversized pie-shaped lot. A large wood deck with pergola, a fire pit, and a garden shed make the backyard ideal for relaxing or entertaining. A professionally installed gas line remains from a previously removed poolâ€"perfect for future installationâ€"and an electrical line runs to the back of the yard. The mature garden includes fruit trees (2 cherry, 1 pear, 1 apple) and perennials like peonies, poppies, and lavender.

Additional upgrades include popcorn ceiling removal, luxury lighting and recessed pot lights, smart switches (CE Smart app), air conditioning (2021), and a Honeywell smart thermostat (Resideo app) with a new furnace (2021). Kitchen appliances include a newer dishwasher (2021), fridge (2018), stove (2017), and a convenient pot filler. A washer and dryer set was also added in 2021. All fire alarms have been upgraded to hardwired, interconnected models with battery backup, including one added to the primary suite to meet code. The double attached garage features a new door and opener (2021). Don't miss outâ€"book your showing today!

Built in 1996

Essential Information

MLS® # A2218488 Price \$750,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,894 Acres 0.18 Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 147 Valley Brook Circle Nw

Subdivision Valley Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3B 5S2

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No

Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Mantle, Stone, Decorative

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind,

Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office eXp Realty

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