

# \$714,988 - 187 Valley Brook Circle Nw, Calgary

MLS® #A2255229

**\$714,988**

4 Bedroom, 4.00 Bathroom, 1,703 sqft

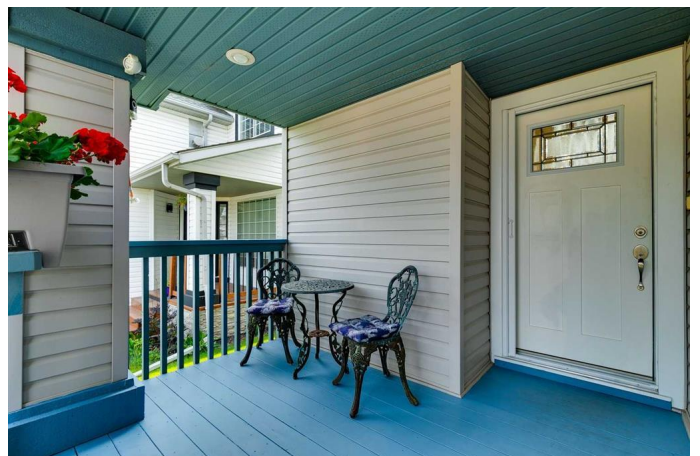
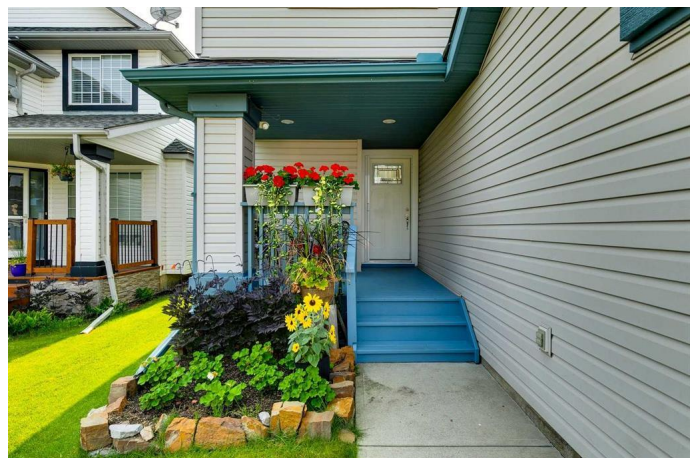
Residential on 0.10 Acres

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 sought-after neighbourhood offers direct access to the Valley Ridge Golf Course, Bow River pathways, and over 50% preserved green space—ideal for hiking, biking, and exploring the outdoors. Families will value the proximity to reputable schools, while the active community association fosters connection through events and programs. With quick access to Highway 1 and Stoney Trail, commuting downtown or across the city is effortless. This beautifully maintained home blends classic charm with modern comfort. The main level features a spacious foyer leading into a sun-filled living room with soaring 20-foot ceilings. An open floor plan flows into the dining area and generous kitchen, all overlooking the backyard. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms share a Jack & Jill bathroom, and laundry is conveniently located on the upper level. The finished basement offers a large family room, fourth bedroom, full bathroom, and ample storage. Outside, mature trees, a wood deck, and a garden shed create a private backyard retreat—perfect for relaxing or entertaining.

Built in 1997

## Essential Information



MLS® #	A2255229
Price	\$714,988
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,703
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	187 Valley Brook Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S1

### Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, On Street
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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