

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

MLS® #A2218488

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,894 sqft

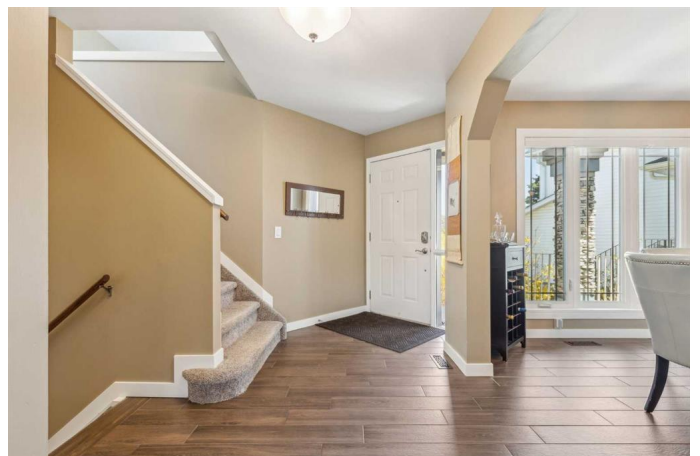
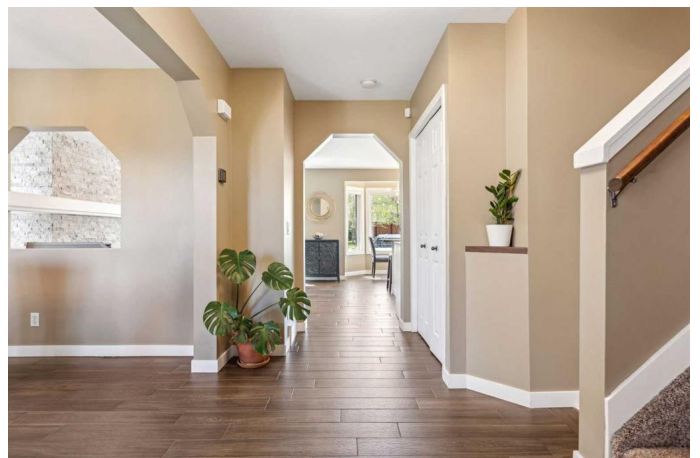
Residential on 0.18 Acres

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 space—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 space—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 pool—perfect for future installation—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 out—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
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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	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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