

# \$749,900 - 203 Valley Brook Circle Nw, Calgary

MLS® #A2213936

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.10 Acres

Valley Ridge, Calgary, Alberta

Located on a quiet family friendly street in the desirable community of Valley Ridge this beautiful 3-bedroom family home offers over 2400 square feet of living space and is located close to parks, pathways, the Bow River and Valley Ridge Golf and Country Club. The main floor offers a spacious family room, an open modern kitchen with stainless steel appliances, center island and crisp white cabinets, convenient laundry/pantry, powder room and a large dining space with rear deck access, perfect for entertaining. Upstairs you will find a massive bonus room, a bright and airy primary bedroom which includes a walk-in closet and ensuite. You will also find two additional bedrooms which provide ample space for children and guests. The developed lower level offers a large rec room, flex space and ample of storage. Enjoy the newer hot-water tank as well as a newer water softener. You will appreciate the convenience of a double attached garage (with a newer garage door) and a beautifully landscaped south-facing backyard. This beautiful property offers both comfort and convenience for your family. Easy access to downtown, Stoney trail, the mountains and shopping!

Built in 1998

## Essential Information

MLS® #                   A2213936

Price                     \$749,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	203 Valley Brook Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.