

# \$829,000 - 111 Valley Creek Road Nw, Calgary

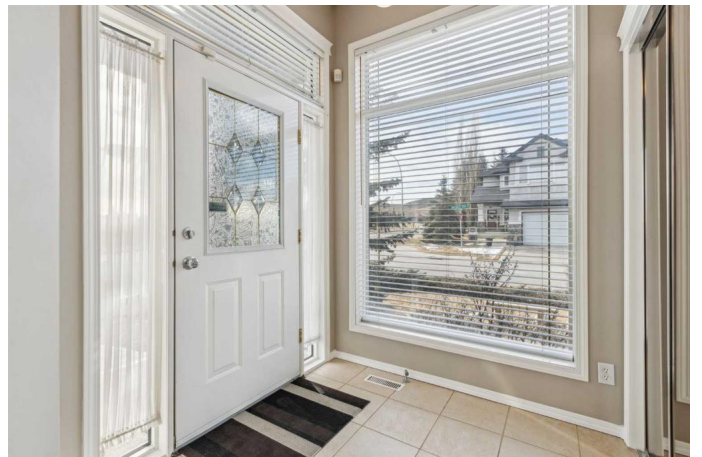
MLS® #A2205447

**\$829,000**

4 Bedroom, 3.00 Bathroom, 1,611 sqft  
Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

**BUNGALOW LIVING IN VIBRANT VALLEY RIDGE |** Nestled into the heart of this charming community is a beautifully maintained Estate Bungalow, offering over 3000 sf of 'single level' living space. The southwest corner lot has fabulous curb appeal and peaceful views of the green space opposite. With 4 bedrooms, 2.5 bathrooms, main floor laundry and den, and easy access from the attached garage - this is a layout that is tailor made for the discerning down-sizer. The spectacular great room is spacious and welcoming with the 9ft ceilings, gas fireplace, inset ceiling lights, and abundant natural light from the many windows and skylights. Imagine hosting your friends and family in the spacious dining area and open plan kitchen, complete with centre island, corner pantry and newer stainless steel appliances. Private primary bedroom is offers plenty of storage space and a lovely 4pc ensuite. Downstairs you will find the large recreation space with radiant in-floor heating, 9 ft ceilings, 3 bedrooms, a 4pc bath, wet bar and unique separate entrance, ideal for multi-generational living or older kids still living at home. Enjoy everything this vibrant community has to offer including miles of walking paths, views of the mountains and river valley, convenient access to the central golf course and a surplus of local amenities, including the popular Calgary Farmers Market. Do not miss this special home... book your private viewing today or feel free to stop by the open house this Saturday!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205447    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,611       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 111 Valley Creek Road Nw |
| Subdivision | Valley Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 5W7                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Gas, Living Room               |
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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