

# \$679,000 - 203 Valley Brook Circle Nw, Calgary

MLS® #A2213936

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.10 Acres

Valley Ridge, Calgary, Alberta

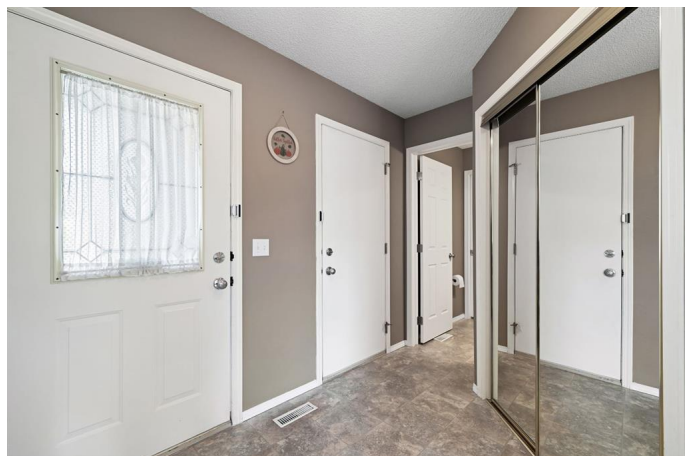
Located on a quiet family friendly street in the desirable community of Valley Ridge this beautiful 3-bedroom family home offers over 2400 square feet of living space and is located close to parks, pathways, the Bow River and Valley Ridge Golf and Country Club. The main floor offers a spacious family 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                     \$679,000



|                |             |
|----------------|-------------|
| 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, Water Purifier, Water Softener, Window Coverings |
| 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 | 60               |
| Zoning         | R-CG             |

### **Listing Details**

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

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