

172 Valley Creek Road NW
Calgary, Alberta

MLS # A2226482



\$1,129,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,817 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Faces Front, Oversized, Triple Garage Attached, Workshop in Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Pool table & accessories, alarm system hardware, hot tub, shelving in garage, Dyson, fridge in basement, garage shelving/workbench/cabinets

First time offered is this incredible home perched on the ridge overlooking the wooded hillsides above the golf course in the popular family community of Valley Ridge. Offering over 3200sqft of estate living, this wonderful walkout bungalow enjoys gleaming hardwood floors & granite countertops, highly-desirable 3 car garage, 3 bedrooms + den & private backyard with hot tub & ornamental waterfall & pond. Sensational free-flowing main floor design with 9ft ceilings & an expanse of windows, beautifully appointed living room with recessed ceilings & fireplace, open concept dining room with picture windows & amazing kitchen with walk-in pantry & granite counters, accent lighting & stainless steel appliances including Miele dishwasher & LG stove/convection oven. The owners' retreat has recessed ceilings & views of the ravine, & the ensuite has granite-topped double vanities & skylight, airjet tub & oversized glass shower. The walkout level is beautifully finished with 2 more bedrooms & 1 with a walk-in closet & the other currently being used as a hobby room, another full bath & rec room with wet bar, fireplace, built-in desk & wall of built-in bookcases. Main floor laundry complete with walk-in coat closet, sink, built-in cabinets & LG steam washer/dryer. Also on the main floor is the dedicated home office, & with the bathroom with shower just steps away, easily doubles as a guest bedroom. Finished oversized 3 car garage with workbench, overhead storage & built-in cabinets/shelving. Additional features & improvements include the large balcony with gas BBQ line, built-in ceiling speakers, Hunter Douglas blinds, all new windows in 2021, new fridge & stove in 2024, new gas fireplaces in 2020 & new hot tub (in 2022) in the private backyard with interlocking brick patio, winding gardens with footbridge & pond with waterfall. Exclusive location here

on this no-through street surrounded by winding treed ravines & the golf course, only minutes to neighbourhood shopping & parks, with easy access to the TransCanada Highway to Canada Olympic Park & WinSport, Calgary Farmers’ Market West, major retail centers & hospitals, Stoney Trail & downtown.