

# \$649,999 - 203 Valley Brook Circle Nw, Calgary

MLS® #A2213936

**\$649,999**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

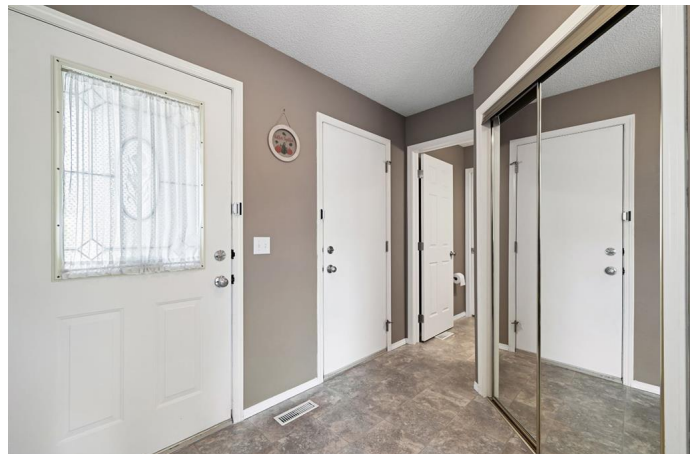
Residential on 0.10 Acres

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 Bowness park, pathways, the Bow River, Canada Olympic Park, the Farmers market 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. For the price of a townhouse, you get to purchase a single-family home!

Built in 1998

## Essential Information



MLS® #	A2213936
Price	\$649,999
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, Walk-In Closet(s), No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Microwave, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## 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	87
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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