

# \$1,229,900 - 172 Valley Creek Road Nw, Calgary

MLS® #A2226482

**\$1,229,900**

3 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 0.16 Acres

Valley Ridge, Calgary, Alberta

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 Farmersâ€™ Market West, major retail centers & hospitals, Stoney Trail & downtown.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226482    |
| Price          | \$1,229,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,817       |
| Acres          | 0.16        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 172 Valley Creek Road Nw |
| Subdivision | Valley Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 5W7                  |

## Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 6                                                                         |
| Parking        | Garage Faces Front, Oversized, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3                                                                         |

## Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Stone, Recreation Room                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard                                                                                                           |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Views, Waterfall |
| Roof              | Asphalt Shingle                                                                                                                                       |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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