

# \$1,095,000 - 46 Valley Ponds Way Nw, Calgary

MLS® #A2227610

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,741 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

Large family home, BACKING ON TO THE the Valley Ridge Golf Course, boasting over 2700 sf above grade plus a fully finished WALKOUT BASEMENT, with in-floor radiant heating! This is the most CONVENIENT location in upper Valley Ridge where you can walk to the commercial plaza while enjoying quick access to the highway. The home itself is perfect for a big family looking for spacious rooms. Enter to a grand, open foyer with ample space to greet guests. To the left is an enclosed formal den with vaulted ceilings and built-in shelving. Toward the back is the mid kitchen with craftsman style cabinetry and built-in wall oven. To the rear is a spacious family room with gas fireplace and access to the rear deck. Adjacent is the formal dining area plus living room, overlooking the golf course. Upstairs, there are 3 very spacious bedrooms and 2 full baths, one of which is the master ensuite. The lower level is fully finished with 2 more bedrooms, another full bath, theatre/media room, plus a large rec room, all enjoying radiant infloor heating! Some of the extras include central Air Conditioning, infrared garage heater, electrical CHARGER for EV vehicle in the garage and dining room table, chairs and hutch will be left for the new buyers!

Perfect for a growing family boasting large rooms; enjoy the best part of Valley Ridge featuring quick access to downtown, Stoney Trail, and west to the Rockies! Don't miss out..



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227610    |
| Price          | \$1,095,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,741       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 46 Valley Ponds Way Nw |
| Subdivision | Valley Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5T5                |

## Amenities

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

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s), French Door                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In |
| Heating           | Forced Air, Natural Gas, Standard                                                                                                     |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |

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

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed, On Golf Course |
| Roof              | Pine Shake                                                                       |
| Construction      | Stone, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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