

# **\$815,000 - 111 Valley Creek Road Nw, Calgary**

MLS® #A2205447

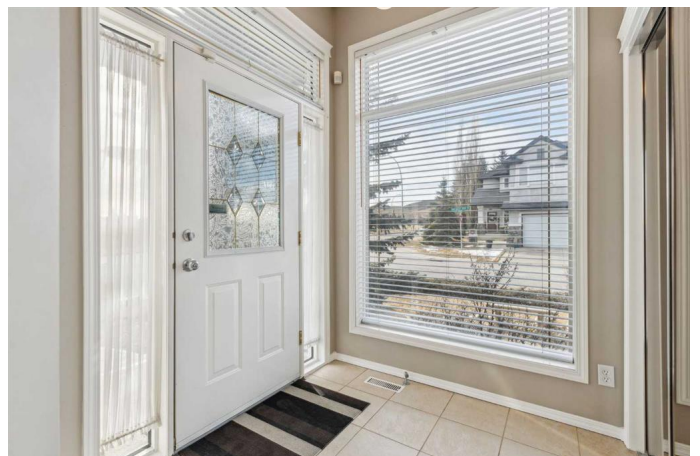
**\$815,000**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

Improved Price! BUNGALOW LIVING IN VIBRANT VALLEY RIDGE | Nestled into the heart of this charming community is a beautifully maintained Estate Bungalow, offering over 3000 sf of 'single level' living space. The southwest corner lot has fabulous curb appeal and peaceful views of the green space opposite. With 4 bedrooms, 2.5 bathrooms, main floor laundry and den, and easy access from the attached garage - this is a layout that is tailor made for the discerning down-sizer. The spectacular great room is spacious and welcoming with the 9ft ceilings, gas fireplace, inset ceiling lights, and abundant natural light from the many windows and skylights. Imagine hosting your friends and family in the spacious dining area and open plan kitchen, complete with centre island, corner pantry and newer stainless steel appliances. Private primary bedroom is offers plenty of storage space and a lovely 4pc ensuite. Downstairs you will find the large recreation space with radiant in-floor heating, 9 ft ceilings, 3 bedrooms, a 4pc bath, wet bar and unique separate entrance, ideal for multi-generational living or older kids still living at home. Enjoy everything this vibrant community has to offer including miles of walking paths, views of the mountains and river valley, convenient access to the central golf course and a surplus of local amenities, including the popular Calgary Farmers Market. Do not miss this special home... book your private viewing today or feel free to stop by the



open house this Saturday!

Built in 2002

### Essential Information

MLS® #	A2205447
Price	\$815,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	111 Valley Creek Road Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	58
Zoning	R-CG

## Listing Details

Listing Office	Charles
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