

\$750,000 - 270 Valley Brook Circle Nw, Calgary

MLS® #A2123057

\$750,000

4 Bedroom, 3.00 Bathroom, 2,122 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Welcome to this spacious family home located on a quiet street in the desirable community of Valley Ridge! With its east-facing front covered verandah & open floor plan, this home offers comfort & functionality for your family. The main floor features oak hardwood flooring throughout, creating a warm & inviting atmosphere. The open kitchen/family room layout includes a gas fireplace, perfect for cozy evenings with loved ones. The island kitchen boasts granite counters, tons of cabinets, corner pantry & ample space for meal preparation & entertaining. A large family room provides additional space for relaxation & gatherings. Upstairs, you'll find FOUR spacious bedrooms, including a huge master bedroom with a walk-in closet & large ensuite with jetted tub & separate shower. The fully finished basement adds even more living space with a home theatre equipped with 5.1 surround sound speakers for family movie nights, a games room & tons of storage. The large windows in the family room, ensuite & the master bedroom allow for lots of natural light in the home. Outside, the large deck with string up lights is perfect for family BBQs & outdoor gatherings. Recent updates to the home include a newer hot water tank, renovated 2-piece bathroom, all new high-efficiency toilets, new lights, expanded the laundry room, family room shelves. Enjoy this home as it offers a peaceful retreat from the hustle & bustle of city life while still giving easy access to shopping & routes to



downtown & out to the mountains. Don't miss out on the opportunity to make this wonderful family home your own!!

Built in 1997

Essential Information

MLS® #	A2123057
Price	\$750,000
Sold Price	\$751,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,122
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	270 Valley Brook Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Lawn, Landscaped
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 1st, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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