

\$809,000 - 42 Valley Pointe Way Nw, Calgary

MLS® #A2165563

\$809,000

3 Bedroom, 3.00 Bathroom, 2,285 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

FORMER SHOWHOME | BACKS ONTO A GREEN SPACE | 2 DOORS DOWN FROM A PLAYGROUND | FULLY UPGRADED | CENTRAL AIR CONDITIONING | 9â€™™ MAIN FLOOR CEILINGS | HARDWOOD FLOORS | GRANITE COUNTERTOPS | HIGH-EFFICIENCY FURNACE | 50-GALLON HOT WATER TANK | MAIN FLOOR DEN | CHEFâ€™™S DREAM KITCHEN | GAS FIREPLACE | OPEN RISER STAIRS | VAULTED BONUS ROOM | PRIMARY OASIS WITH A 5-PIECE ENSUITE | VAULTED 2ND AND 3RD BEDROOMS WITH BUILT-INS | LARGE YARD | INCREDIBLE LOCATION!

Backing onto a green space, just 2 doors down from a playground sits this immaculate, fully upgraded and exceeding stylish former showhome! Outdoor enthusiasts will love the many nearby trails with easy hikes for the whole family ranging from 15 minutes to over an hour or practice your swing at the Valley Ridge Golf Club then come home to a quiet sanctuary. Great curb appeal with a craftsman-style elevation and a double attached garage with a carriage-style door. Inside is loaded with upgrades including central air conditioning, 9â€™™ ceilings, gleaming hardwood floors, granite countertops, a high-efficiency furnace, an oversized 50-gallon hot water tank and much more! French doors lead to the main floor den, perfect for working from home or a tucked away playroom. The open concept great room offers clear sightlines and a contemporary



design that is both beautiful and welcoming. Relaxation awaits in front of the living room fireplace flanked by windows expertly framing backyard views. Entertain with ease in the gorgeous kitchen featuring a breakfast bar centre island, stainless steel appliances, a plethora of crisp white cabinets and a walk-in pantry for extra storage. The adjacent dining area is bathed in sunshine and leads to the back deck encouraging a seamless indoor/outdoor lifestyle. Ascend the open riser staircase to the vaulted bonus room and gather over an engaging movie or games night. At the end of the day retreat to the primary bedroom with a lavish ensuite boasting dual vanities, a deep soaker tub, an oversized shower and a large walk-in closet. Both additional bedrooms are spacious and bright with grand vaulted ceilings and built-in maple benches under the windows for a quaint reading area. Laundry is also conveniently on this level, no need to haul loads up and down the stairs. The basement awaits your dream development and is already equipped with open riser stairs and rough-ins for a future bathroom. Host summer barbeques on the rear deck or simply unwind while the kids play in the huge yard that carries onto the green space and beyond to the playground. They will love all the additional play space! Built-in sprinkles keep your yard looking its best with less work for you! This wonderful community is within 15 - 20 minutes to the city centre and 45 minutes to Canmore. Hospitals are 10 minutes away and both Winsport and the newly opened Farmer's Market are mere minutes away. Truly a phenomenal location for this stylish, move-in ready home!

Built in 2011

Essential Information

MLS® #

A2165563

Price	\$809,000
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,285
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Valley Pointe Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Bathroom Rough-in, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2024

Date Sold October 25th, 2024

Days on Market 37

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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