



GRASSROOTS
REALTY GROUP

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147 Valley Brook Circle NW
Calgary, Alberta

MLS # A2218488



\$750,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pie Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Garden Shed		

Welcome to the heart of Valley Ridge, a family-friendly community where nature, convenience, and a welcoming atmosphere come together. This highly sought-after neighbourhood offers direct access to the Valley Ridge Golf Course, Bow River pathways, and over 50% preserved green space—perfect for hiking, biking, and nature walks. Families will appreciate the proximity to reputable schools, and the active community association fosters a strong sense of connection through events and programs. With easy access to Highway 1 and Stoney Trail, commuting to downtown or anywhere in the city is quick and convenient. This beautifully renovated and exceptionally well-maintained home sits on a massive 7,890 sq ft pie lot and offers over 2,500 sq ft of total living space—blending classic charm with modern comfort. The main level welcomes you with a spacious entryway and formal dining room, perfect for entertaining. Beyond that is a generous living room with a stunning gas fireplace, an updated kitchen with quartz countertops, stainless steel appliances, a corner pantry, and a bright dining nook that overlooks the backyard. Upstairs, the layout opens to a large, light-filled bonus room with vaulted ceilings and a second gas fireplace. Down the hall are three bedrooms, including a spacious primary suite with a custom closet and a beautifully updated 5-piece ensuite featuring a double vanity and skylight. Two additional bedrooms, a shared 4-piece bathroom, and a linen closet offer flexibility and function. The fully finished basement expands your living space with a large rec room, full 3-piece bathroom, and a fourth bedroom currently used as a home gym, plus ample storage throughout. Outdoors, enjoy rare privacy and space on the oversized pie-shaped lot. A large wood deck with pergola, a fire pit, and a garden shed make the backyard ideal

for relaxing or entertaining. A professionally installed gas line remains from a previously removed pool—perfect for future installation—and an electrical line runs to the back of the yard. The mature garden includes fruit trees (2 cherry, 1 pear, 1 apple) and perennials like peonies, poppies, and lavender. Additional upgrades include popcorn ceiling removal, luxury lighting and recessed pot lights, smart switches (CE Smart app), air conditioning (2021), and a Honeywell smart thermostat (Resideo app) with a new furnace (2021). Kitchen appliances include a newer dishwasher (2021), fridge (2018), stove (2017), and a convenient pot filler. A washer and dryer set was also added in 2021. All fire alarms have been upgraded to hardwired, interconnected models with battery backup, including one added to the primary suite to meet code. The double attached garage features a new door and opener (2021). Don't miss out—book your showing today!