



GRASSROOTS
REALTY GROUP

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117 Valley Woods Place NW
Calgary, Alberta

MLS # A2225191



\$1,099,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,831 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wired for Sound

Inclusions: S/S Fridge, Stove, Dishwasher, Hood fan, Microwave, Washer/Dryer, A/C, All window coverings, Central vac. + attachment, Desk and shelving in basement, Screen room, Hanging chair in bedroom, Cupboards in laundry room

This is more than a home—it's a lifestyle. Welcome to 117 Valley Woods Place NW, a stunning 2-storey walkout home backing directly onto Hole #1 of the Valley Ridge Golf Course. Tucked away on a quiet cul-de-sac, this exceptional property combines timeless design, quality craftsmanship, and an unbeatable location with stunning golf course views from the main living area and primary suite. As you enter, you're welcomed by a spacious foyer with soaring ceilings that opens into a warm and inviting main floor. The open-concept layout is anchored by a 3-way gas fireplace shared between the living and dining areas, creating an ideal atmosphere for both relaxing and entertaining. The kitchen boasts ample cabinetry, a large island, heated tile flooring, and breathtaking views of the greens beyond. A flex room on the main floor offers the perfect space for a home office, alongside a powder room for guests. Enjoy brand-new carpeting and fresh paint throughout the main and upper levels, giving the home a refreshed and move-in-ready feel. Upstairs features a bright and spacious bonus room with custom maple built-ins, a full bathroom, and a convenient laundry room. The expansive primary suite offers sweeping golf course views, a large walk-in closet, and a luxurious 5-piece ensuite with heated flooring, dual vanities, a deep soaker tub, and separate shower. The fully developed walkout basement is complete with a second gas fireplace, custom built-in cabinetry, a spacious office or guest area, and room for a future bathroom. Step outside to your screened-in lower patio and expansive maintenance-free composite deck—perfect for relaxing or entertaining while soaking in the serene surroundings. The beautifully landscaped yard and exceptional curb appeal further elevate this home. Additional features include: central A/C, water softener, new hot

water tank (2023), and heated tile floors in the kitchen and both upstairs bathrooms. Lovingly cared for by the original owners, this home truly offers the perfect blend of elegance, comfort, and location. Steps from nature trails, parks, and the golf course clubhouse, this is a rare opportunity to live the Valley Ridge lifestyle.