



GRASSROOTS
REALTY GROUP

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74 Valley Brook Circle NW
Calgary, Alberta

MLS # A2232126



\$719,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage		

Inclusions: N/A

WELCOME HOME! This move-in ready home on a peaceful street in a highly desirable location—just minutes from Trinity Hills shopping, Canada Olympic Park (COP), WinSport facilities, and quick access to both Stoney Trail and Highway 1 for an easy commute or a weekend mountain getaway! This spacious home offers over 2,560 sq. ft. of developed living space and sits on a large, beautifully landscaped lot with mature grass, a blooming lilac tree, and a massive deck. Inside, you'll find fresh paint throughout and a bright, open-concept layout. The updated kitchen offers a beautiful island, lots of prep space, and a cheerful, airy feel that flows into the dining area overlooking the backyard. Immaculate hardwood floors span the main level, which includes a welcoming foyer with soaring 17-ft ceilings, a cozy living room with a gas fireplace, main floor laundry, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms and a 4-piece main bath. The primary bedroom is complete with vaulted ceilings, a large walk-in closet and a spacious ensuite featuring a soaker tub and separate shower. The fully finished basement offers a huge recreation room with a second gas fireplace, a fourth bedroom, full bathroom, and a finished storage area. Additional highlights include a one year old roof, new ultra high efficiency furnace, and AC for those hot summer days. With tons of amenities steps away such as walking/biking paths along the river, pickleball courts, outdoor rink, community center, golf course, and the new Trinity Hills and COP area a short distance away, this home offers long-term value and convenience. Don't miss this fantastic opportunity—this home truly has it all!