



GRASSROOTS
REALTY GROUP

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50 Valley Brook Circle NW
Calgary, Alberta

MLS # A2234752



\$740,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Pine Shake
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

****Open House Sunday June 29 2-4:30pm**** Discover a rare gem in the heart of Valley Ridge! This beautifully transformed home, spanning over 2,700 sq. ft., has been expertly renovated with family living in mind. Backing onto a spacious playground and lush green space, it's an ideal haven for families with kids, surrounded by a warm, welcoming community. As you enter, the bright and airy foyer welcomes you with stunning hardwood floors that sweep through the open-concept main floor, reflecting exceptional craftsmanship. The great room steals the show with its dramatic 17ft vaulted ceilings, a charming gas fireplace, and a massive window that floods the space with sunlight. The heart of this home is its fully upgraded kitchen, a chef's dream featuring gleaming stainless steel appliances (including a Miele dishwasher), sleek granite countertops, elegant dark cabinetry, and a spacious island perfect for gatherings. A cozy breakfast nook with a custom bench adds a touch of warmth, while the nearby formal dining area is ready for hosting memorable dinners, or could be used as a main floor den if you wish. The main level also offers a handy laundry room, a functional mudroom, and access to a double attached garage with a brand-new door for added style and security. Stay comfortable year-round with central air conditioning. Upstairs, you'll find three roomy bedrooms, with clever built-ins in the kids' rooms for extra practicality. The primary suite is a true retreat, boasting a generous walk-in closet and a spa-like 4pc ensuite. The children's bathroom is conveniently designed for their needs. The finished basement is a family favorite, featuring a rustic reclaimed wood accent wall with a built-in fireplace, a workout space, a dedicated homework or craft corner, a 3pc bathroom, and plenty of storage. Step outside to a

backyard paradise, complete with a large deck, a lower patio with fire-pit for relaxing, and mature trees, all seamlessly connecting to a vast park perfect for connecting with neighbours and kid's playtime. This home blends modern sophistication with family-focused comfort, making it a perfect place to call home. Act fast—this one won't last!