



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

187 Valley Brook Circle NW
Calgary, Alberta

MLS # A2255229



\$698,888

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the heart of Valley Ridge, a family-friendly community where nature, convenience, and a welcoming atmosphere come together. This sought-after neighbourhood offers direct access to the Valley Ridge Golf Course, Bow River pathways, and over 50% preserved green space—ideal for hiking, biking, and exploring the outdoors. Families will value the proximity to reputable schools, while the active community association fosters connection through events and programs. With quick access to Highway 1 and Stoney Trail, commuting downtown or across the city is effortless. This beautifully maintained home blends classic charm with modern comfort. The main level features a spacious foyer leading into a sun-filled living room with soaring 20-foot ceilings. An open floor plan flows into the dining area and generous kitchen, all overlooking the backyard. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms share a Jack & Jill bathroom, and laundry is conveniently located on the upper level. The finished basement offers a large family room, fourth bedroom, full bathroom, and ample storage. Outside, mature trees, a wood deck, and a garden shed create a private backyard retreat—perfect for relaxing or entertaining.