



GRASSROOTS
REALTY GROUP

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**46 Valley Ponds Way NW
Calgary, Alberta**

MLS # A2256087



\$1,035,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

Back onto Valley Ridge Golf Course! This spacious family home offers over 2,700 sq.ft. above grade plus a fully developed walkout basement with in-floor heating, providing the space and comfort your family needs. Step inside to a welcoming foyer with soaring 18' ceilings that opens into the formal Den with vaulted ceilings and custom built-ins. The Gourmet Kitchen is impressive with granite countertops, a raised eating bar, pantry, craftsman cabinetry, and a built-in wall oven. It flows into the large Family room with gas fireplace and access to the rear deck with gas hookup overlooking the golf course. A spacious Dining area and Living room complete the main level, providing an ideal setting for gatherings. Upstairs you'll find three generously sized bedrooms, including the primary retreat with a walk-in closet and a 5-piece ensuite featuring double vanity, granite countertops, a jetted tub, and separate shower. One of the secondary bedrooms also has a walk-in closet, and this level is complete with another full bath. The walkout basement expands your living space with two additional bedrooms, a full bath, theatre/media room, and a large Rec room—all warmed by radiant in-floor heating. Recent updates include fresh paint throughout. Additional highlights include central A/C, an infrared garage heater, an EV charger, and an underground sprinkler system. All of this in a prime upper Valley Ridge location—steps to the plaza, with quick access to downtown, Highway #1, Stoney Trail, and a short drive west to the Rockies. Enjoy the best of family living with spacious rooms, golf course views, and all the upgrades you need for comfort and style.