



GRASSROOTS
REALTY GROUP

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23 Valley Ponds Way NW
Calgary, Alberta

MLS # A2265386



\$775,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: all permanent fixtures, Garage door opener w/ controls.

Immaculate and beautifully maintained two-storey home on a quiet street in Valley Ridge — just steps from parks, pathways, and the golf course. This bright, welcoming home offers over 1,909 sq. ft. of living space above grade, plus a developed basement. All thoughtfully updated for modern comfort. A spacious foyer opens to soaring vaulted ceilings and expansive windows that fill the home with natural light. The main floor offers a versatile front office or den, a generous living area with gas fireplace, and a formal dining space ideal for entertaining. The renovated kitchen features granite counters, stainless steel appliances, a corner pantry, and a large island adjoining the breakfast nook with garden views. A mudroom with laundry and a guest bath complete the main floor. Upstairs, you'll find three large bedrooms, including a serene primary suite with a walk-in closet and full ensuite bath. The lower level is fully developed with a family room and second fireplace, a fourth bedroom, full bath, and expansive storage space. Enjoy the incredible west-facing backyard — complete with mature landscaping, tiered patio, and firepit — perfect for relaxing evenings. Oversized double garage (“ deep on one side) provides exceptional utility for larger vehicles or a workshop area. Recent improvements include new windows, extensive landscaping, upgraded flooring, newer mechanicals, and refreshed finishes throughout. Ideally located with quick access to Highway 1, the mountain parks and amenities, this move-in-ready home offers warmth, functionality, and enduring value in one of NW Calgary's most desirable communities.