



GRASSROOTS
REALTY GROUP

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58 Valley Pointe Way NW
Calgary, Alberta

MLS # A2265592



\$799,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Greenbelt, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV Wall Mounts

This meticulously cared for former show home is located in Valley Pointe Estates within the desirable golf course community of Valley Ridge. Situated on a quiet child friendly street and BACKING ONTO A GREEN SPACE - this property is perfect for families. The open kitchen is beautiful and has an abundance of cabinetry and counter space, complimented by high end appliances including a stove (2024), fridge (2019) and Bosch dishwasher (2025). The kitchen is further enhanced by granite countertops, an island featuring built-in wine storage, roughed in for gas stove and a large walk-in pantry, making it ideal for both meal preparation and entertaining. Adjacent to the kitchen, the spacious eating area has a garden door that leads out to a tiered deck. Here, you can unwind under a cozy pergola and enjoy the privacy of a fully fenced backyard, perfect for outdoor gatherings, play, and relaxation. Upstairs features three great sized bedrooms and a spacious bonus room with VAULTED CEILINGS, lots of windows and a built-in office space. The king sized primary bedroom is approx. 14' x 14' and has a relaxing ensuite with a corner soaker tub and separate shower. This home also has 9' ceilings, a newer washer and dryer, new roof in 2025, central air and an irrigation system. NOTHING TO DO BUT MOVE IN and enjoy quick easy access to schools, downtown, the mountains, The Farmer's Market and all conveniences.