



**GRASSROOTS**  
REALTY GROUP

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**123 Valley Glen Bay NW**  
**Calgary, Alberta**

**MLS # A2285785**



**\$849,800**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to this beautifully maintained family home at 123 Valley Glen Bay NW, nestled in the highly sought-after community of Valley Ridge. Surrounded by parks, pathways, and a semi-private golf course, this location offers the perfect balance of nature and convenience—just 20 minutes to downtown Calgary and minutes from WinSport, the Calgary Farmers’ Market, and quick routes to downtown, Canmore, and the Rockies. You’re greeted by a spacious foyer and stunning hardwood floors, complemented by a calm, cohesive color palette that carries throughout the home. The main level features a formal dining room, a comfortable living room, and a generous kitchen with ample cupboard and counter space, an island, and a corner pantry. The bright breakfast nook is framed by large south-facing windows, filling the space with natural light and creating an inviting atmosphere. A 2-piece bathroom and mudroom complete this level. Upstairs, a large bonus room with a beautiful stone-faced gas fireplace offers the perfect gathering spot for family time. The primary bedroom is positioned at the back of the home, capturing plenty of sunlight, and includes a walk-in closet and a 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry round out this floor. The lower level, with roughed-in plumbing, is ready for your personal touch and future development. Outside, the south-facing backyard is fully landscaped and features a two-tiered deck surrounded by mature trees—an ideal space for relaxing or entertaining. The property also includes a spacious two-car insulated garage. This home has been meticulously cared for and offers exceptional value in a fantastic community.

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