



GRASSROOTS
REALTY GROUP

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

22 Valley Creek Road NW
Calgary, Alberta

MLS # A2289384



\$915,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating: High Efficiency, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: Water Softener (as-is) and Humidifier (as-is)

As you enter the front courtyard, you are welcomed into a beautiful two-storey former Showhome, offering an abundant of natural light from the skylight above, elevated ceiling, complemented with a sweeping curved staircase, providing a grand entrance. Large windows throughout bring in the natural light and offers sweeping views of the green space and the Valley Ridge Golf Course. Upstairs, the open hallway overlooks the front entry below, reinforcing the homes open layout. The oversized master bedroom offers exceptional space including a sitting area, a gas fireplace, walk-in closet, and a well-appointed ensuite with a jetted tub, separate shower, and private toilet room. Completing the upper level, there are two spacious bedrooms with built-in features, a dedicated linen closet along with a large 4 piece bath. Defined by 9-foot ceilings, the main floor balances form and function. A formal dining room and dedicated office frame the front of the home, while the layout transitions into an open-concept living area designed for gathering. The kitchen, centered around a substantial island, overlooks the family room with its inviting gas fireplace. The adjoining dining nook extends to the covered deck, capturing unobstructed views of the green space and Valley Ridge Golf Course. The mudroom includes a convenient laundry hookup, while the fully developed walkout basement also features its own laundry area for added flexibility. Hardwood flooring runs throughout the main floor and all bedrooms. In 2025, the home was updated with a high-efficiency furnace and a new Malarkey Vista Class 4 impact-resistant roof. As a former showhome, it also comes pre-wired for security and a stereo speaker system. Mirroring the upper levels with 9-foot ceilings, the fully developed walkout basement feels open and inviting rather than below grade. A gas fireplace anchors the

space, making it well suited for a media lounge, recreation area, gym, or more. A three-piece bath and substantial separate storage add functionality to the design. Below the upper deck, the patio is enclosed for additional storage. Upon exiting this area, you enter onto a private stone patio garden, again, with a view of the green space and the Valley Ridge Golf Course. A great space for a family gathering or a peaceful outdoor fire pit. Located in the desirable Valley Ridge community where over 50% green space is allocated for recreation and community engagement. Homes like this rarely become available, many of the neighbours have happily lived on this street for years. For the outdoor enthusiasts, it is next to the Bow river with multiple hiking trails and a bike path system connecting to Bowness park. Enjoy the four-season community park with its skating rink, basketball courts and multiple soccer fields. Some other features of this community include a fire hall for added peace of mind, great road access to various parts of the city, 20 mins to Downtown and a quick exit for a weekend getaway to the mountains.