

\$1,098,000 - 77 Valley Woods Way Nw, Calgary

MLS® #A2199709

\$1,098,000

4 Bedroom, 4.00 Bathroom, 2,493 sqft

Residential on 0.17 Acres

Valley Ridge, Calgary, Alberta

Incredibly rare opportunity to own a beautiful custom built home backing to a nature reserve that connects to the Bow River pathways. The desirable community of Valley Ridge is ideally located with quick access to downtown and easy access to the Rocky Mountains. This huge 40ft x 180ft lot is tucked away in a very quiet area of the community, is ideally located on a quiet street just a short walk to Valley Ridge Golf Club, and has a SW-facing back yard. Inside, 4 bedrooms and 3.5 bathrooms with over 3400 sq ft in this fully developed home. Maple hardwood flooring and a 9 ft ceiling with knockdown texture on the main level. An impressive kitchen offers dark maple cabinetry with crown moulding, granite counter, top-quality stainless steel appliances including a professional 6 burner Wolff gas stove, Miele dishwasher, a brand new fridge, large central island with built-in wine rack, undermount Sil-Granit sink with garburator, and a walk-through pantry to the laundry/mudroom with a sink. The eat-in kitchen has a breakfast nook plus a formal dining room for a larger gathering. The generous great room has a cozy wood burning fireplace with stone surround and beautiful views of the nature reserve. A formal dining area or flex space, home office with large front window, and private 2-pce bath complete the main floor. The impressive primary suite is very spacious and offers a 3-sided gas fireplace, a walk-in closet, and a 5-pce ensuite with heated floors, granite counter, jetted



soaker tub with spectacular view, and a separate glass shower. The upper bonus room has a raised ceiling detail, California shutters, and a wet bar with granite counter. Two great sized kids' rooms plus a 4-pce bath. The professionally developed basement has an expansive custom wet bar in the large rec room, a huge games room or gym area, a 4th bedroom, and another full bathroom. Additional upgrades include air conditioning, in-slab heated floors in the basement and garage, in-ceiling speakers throughout, central vacuum, transom windows on the front and back doors, and high-end finishes. The professionally landscaped yard features extensive stone work including a large stone fire-pit area with retaining wall, a large custom built shed, gas line for a bbq, and a stamped concrete driveway and back patio. A stone/stucco exterior and beautiful landscaping in the front offers great curb appeal.

Built in 2006

Essential Information

MLS® #	A2199709
Price	\$1,098,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,493
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 77 Valley Woods Way Nw
Subdivision Valley Ridge
City Calgary
County Calgary
Province Alberta
Postal Code T3B 6A2

Amenities

Parking Spaces 2
Parking Double Garage Attached, Heated
of Garages 2

Interior

Interior Features Bar, Built-in Features, Cabinets, Closets, Countertops, Organizers, Granite Countertops, Hardwood Floors, No Animal Home, No Smoking, No Pets, Tub, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioning, Control(s), Garburator, Gas Cooktop, Refrigerator, Washer, Windows

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Wood Burning, Master Bedroom, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Treed, Views

Roof Asphalt Shingle

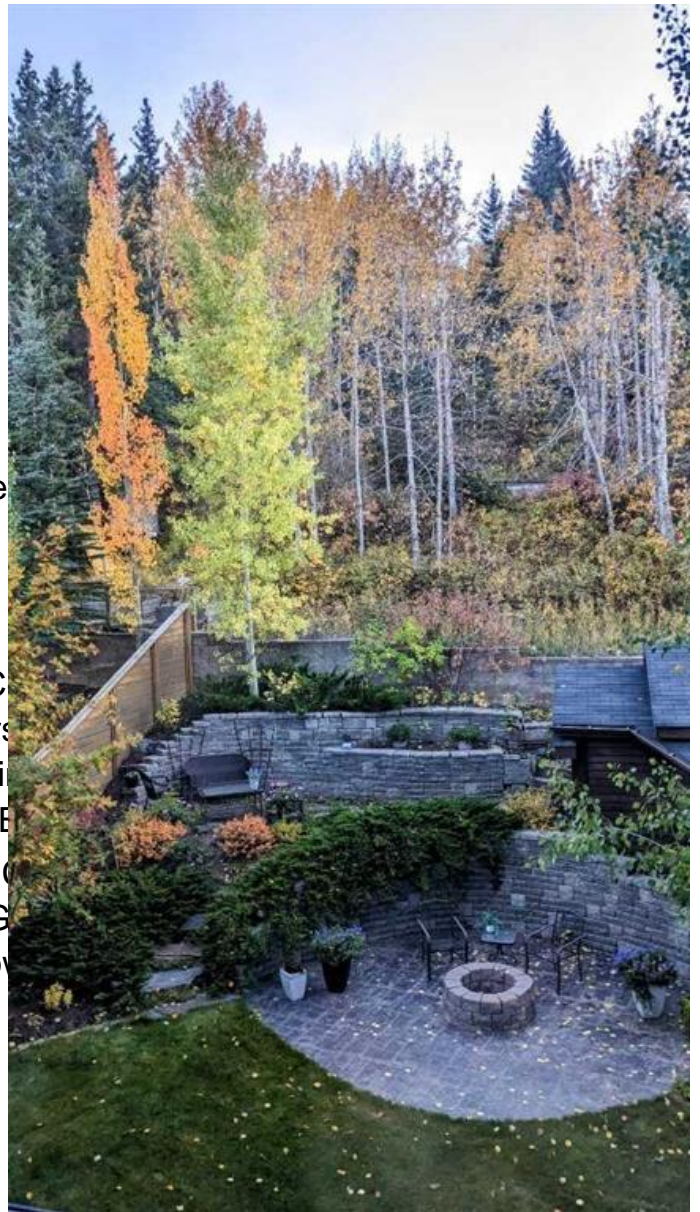
Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 5



Zoning DC

Listing Details

Listing Office Rhinorealty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.