



# 371 Valley Woods Place Calgary Alberta

\$875,000

This stunning FIVE-bedroom, FOUR-bathroom home is nestled in the golf course community of Valley Ridge, alongside the picturesque Bow River. Located on a quiet cul-de-sac, it boasts a fully finished WALK-OUT basement and offers immediate access to serene walkways and pathways. The private backyard features a HOT TUB, surrounded by lush trees, and expansive Upper and Lower DECKS--perfect for outdoor entertaining. Upon entering, you'll be greeted by a spacious, inviting front entrance. The main floor includes a DEN with French doors, a cozy Fireplace and rich hardwood flooring throughout. The kitchen is a chef's delight, featuring a large island with granite countertops, a gas stove, and a walk-in pantry. Upstairs, a generous Bonus Room provides extra living space, while the convenience of a Second-Floor LAUNDRY adds functionality. The upper level houses three bedrooms, including the luxurious primary suite with his and her closets, a spa-like ENSUITE with a corner Jetted tub, and a separate shower. Hardwood flooring continues through the bonus room and primary bedroom. The basement includes two bedrooms, a four piece bathroom including In-Floor Heat, a spacious common area with a Wet Bar and a huge utility/storage room. This home is situated 1/2 block from a playground and access to the river and many walking and biking paths, great for those who enjoy an outdoor lifestyle year-round. It is a blend of comfort, style, and outdoor beauty, perfect for family living and entertaining. Basement Building permit BP2011-00514 (id:6769)

4pc Bathroom 9.00 Ft x 6.17 Ft  
 4pc Bathroom 9.83 Ft x 13.00 Ft  
 Bedroom 10.17 Ft x 12.00 Ft  
 Bedroom 9.00 Ft x 14.42 Ft  
 Bonus Room 18.92 Ft x 14.92 Ft  
 Laundry room 7.25 Ft x 7.50 Ft  
 Primary Bedroom 12.58 Ft x 16.00 Ft  
 4pc Bathroom 5.08 Ft x 8.08 Ft  
 Bedroom 9.50 Ft x 11.92 Ft

Primary Bedroom 10.00 Ft x 12.08 Ft  
 Family room 25.75 Ft x 15.08 Ft  
 Furnace 10.00 Ft x 14.92 Ft  
 3pc Bathroom 9.08 Ft x 5.75 Ft  
 Dining room 12.58 Ft x 7.42 Ft  
 Foyer 9.08 Ft x 10.92 Ft  
 Kitchen 12.50 Ft x 14.75 Ft  
 Living room 14.58 Ft x 16.00 Ft  
 Office 9.83 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Colpitts Realty Ltd.

<https://briancolpitts.my-ubertor.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca