



117 Valley Woods Place Calgary Alberta

\$1,099,900

This is more than a home—it's a lifestyle. Welcome to 117 Valley Woods Place NW, a stunning 2-storey walkout backing directly onto Hole #1 of the Valley Ridge Golf Course. Tucked away on a quiet cul-de-sac, this exceptional property combines timeless design, quality craftsmanship, and an unbeatable location with stunning views of the golf course and the BOW RIVER from the main living area and primary suite. As you enter, you're welcomed by a spacious foyer with soaring ceilings that opens into a warm and inviting main floor. The open-concept layout is anchored by a 3-way gas fireplace shared between the living and dining areas, creating an ideal atmosphere for both relaxing and entertaining. The kitchen boasts ample cabinetry, a large island, heated tile flooring, and breathtaking views of the greens beyond. A flex room on the main floor offers the perfect space for a home office, alongside a powder room for guests. Enjoy brand-new carpeting and fresh paint throughout the main and upper levels, giving the home a refreshed and move-in-ready feel. Upstairs features a bright and spacious bonus room with custom maple built-ins, a full bathroom, and a convenient laundry room. The expansive primary suite offers sweeping golf course views, a large walk-in closet, and a luxurious 5-piece ensuite with heated flooring, dual vanities, a deep soaker tub, and separate shower. The fully developed walkout basement is complete with a second gas fireplace, custom built-in cabinetry, a spacious office or guest area, and room for a future bathroom. Step outside to your screened-in lower patio and expansive maintenance-free composite deck—perfect for relaxing or entertaining while soaking in the serene surroundings. The beautifully landscaped yard and exceptional curb appeal further elevate this home. Additional features include: central A/C, water softener, new hot water tank (2023...

Family room 19.17 Ft x 19.00 Ft
 Bedroom 9.92 Ft x 15.08 Ft
 Laundry room 9.92 Ft x 13.92 Ft
 4pc Bathroom 10.83 Ft x 5.33 Ft
 Bedroom 12.58 Ft x 11.08 Ft
 5pc Bathroom 10.58 Ft x 11.00 Ft
 Primary Bedroom 13.50 Ft x 15.00 Ft
 Furnace 13.17 Ft x 11.42 Ft
 Recreational, Games room 27.00 Ft x 29.67 Ft

Office 11.17 Ft x 15.08 Ft
 Office 10.75 Ft x 11.33 Ft
 Foyer 13.58 Ft x 7.33 Ft
 Other 6.92 Ft x 7.00 Ft
 2pc Bathroom 7.00 Ft x 5.25 Ft
 Kitchen 16.25 Ft x 19.25 Ft
 Living room 16.25 Ft x 14.92 Ft
 Dining room 11.42 Ft x 14.83 Ft
 Sunroom 10.92 Ft x 12.00 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca

