



170 Valley Pointe Way Calgary Alberta

\$1,050,000

Welcome to this beautiful two storey walk out in Valley Ridge. Offering over 2,700 square feet of living space with a double attached garage, three bedrooms and two and a half bathrooms, this property combines elegance and functionality in a stunning natural setting. With a backyard that backs directly onto a serene pond, this home is sure to impress. The main level begins with a welcoming foyer that sets the tone for the rest of the home. Rich hardwood flooring flows throughout and French doors open into a private office, perfect for those who work from home. The open concept design connects the kitchen, dining, and living areas, all enhanced by expansive windows that allow natural light to flood the interior. The living room is the heart of the home, showcasing a soaring vaulted ceiling and a striking two storey stone gas fireplace. The kitchen is designed for both cooking and entertaining, featuring granite countertops, stainless steel appliances including a gas cooktop, a large island with seating, a walk-in pantry, and warm wood cabinetry providing abundant storage. The adjacent dining area is ideal for casual meals, while a separate formal dining room offers room for larger gatherings. From the dining area, step onto a generous balcony complete with a BBQ gas hookup where you can enjoy sweeping views of the pond. Off the mudroom, you'll find a convenient laundry room with sink, direct access to the kitchen for ease of use, and added functionality from a Culligan water softener throughout the house, including a smart R/O filtration system. A stylish two piece powder room completes this level. Upstairs, plush carpeting adds comfort underfoot. A large bonus room with a vaulted ceiling provides additional living space for family relaxation or entertaining. The primary suite is a true retreat with expansive views, a walk-in closet, and a luxurious five piece ensui...

5pc Bathroom 8.50 Ft x 5.00 Ft
4pc Bathroom 14.75 Ft x 14.33 Ft
Bedroom 12.17 Ft x 11.83 Ft
Bedroom 12.42 Ft x 11.75 Ft
Family room 18.67 Ft x 13.67 Ft
Primary Bedroom 15.08 Ft x 17.08 Ft

2pc Bathroom 5.00 Ft x 6.00 Ft
Dining room 13.58 Ft x 12.58 Ft
Dining room 13.17 Ft x 7.75 Ft
Kitchen 12.58 Ft x 13.83 Ft
Laundry room 8.67 Ft x 7.33 Ft
Living room 18.67 Ft x 15.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.chamberlaingroup.ca/>



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Other 9.42 Ft x 10.67 Ft

Office 9.58 Ft x 11.17 Ft