



172 Valley Creek Road Calgary Alberta

\$1,229,900

First time offered is this incredible home perched on the ridge overlooking the wooded hillsides above the golf course in the popular family community of Valley Ridge. Offering over 3200sqft of estate living, this wonderful walkout bungalow enjoys gleaming hardwood floors & granite countertops, highly-desirable 3 car garage, 3 bedrooms + den & private backyard with hot tub & ornamental waterfall & pond. Sensational free-flowing main floor design with 9ft ceilings & an expanse of windows, beautifully appointed living room with recessed ceilings & fireplace, open concept dining room with picture windows & amazing kitchen with walk-in pantry & granite counters, accent lighting & stainless steel appliances including Miele dishwasher & LG stove/convection oven. The owners' retreat has recessed ceilings & views of the ravine, & the ensuite has granite-topped double vanities & skylight, airjet tub & oversized glass shower. The walkout level is beautifully finished with 2 more bedrooms - 1 with a walk-in closet & the other currently being used as a hobby room, another full bath & rec room with wet bar, fireplace, built-in desk & wall of built-in bookcases. Main floor laundry complete with walk-in coat closet, sink, built-in cabinets & LG steam washer/dryer. Also on the main floor is the dedicated home office, & with the bathroom with shower just steps away, easily doubles as a guest bedroom. Finished oversized 3 car garage with workbench, overhead storage & built-in cabinets/shelving. Additional features & improvements include the large balcony with gas BBQ line, built-in ceiling speakers, Hunter Douglas blinds, all new windows in 2021, new fridge & stove in 2024, new gas fireplaces in 2020 & new hot tub (in 2022) in the private backyard with interlocking brick patio, winding gardens with footbridge & pond with waterfall. Exclusive location here on this no-through street s...

4pc Bathroom Measurements not available

Recreational, Games room 23.92 Ft x 23.58 Ft

Bedroom 19.25 Ft x 15.92 Ft

Bedroom 16.92 Ft x 15.08 Ft

Office 10.58 Ft x 9.50 Ft

3pc Bathroom Measurements not available

Living room 20.25 Ft x 14.00 Ft

Dining room 17.83 Ft x 10.58 Ft

Kitchen 21.50 Ft x 18.58 Ft

Den 11.08 Ft x 10.42 Ft

Laundry room 8.75 Ft x 8.58 Ft

Primary Bedroom 15.67 Ft x 13.58 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.kirbycox.com/>



Real Estate Professionals Inc.

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

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

