



## 236 Valley Brook Court Calgary Alberta

\$725,000

Imagine coming home to this beautiful 2,000 sq ft gem in the serene community of Valley Ridge, Calgary. As you walk through the front door, you're greeted by a cozy office space, perfect for catching up on work or relaxing with a good book in the quiet. Just a few steps away is the formal dining room, where you can picture hosting holiday dinners or casual family meals, creating memories around the table. The heart of the home is the expansive, open-concept kitchen that makes cooking a joy. With its massive granite island, there's plenty of space for meal prep while the kids sit at the counter, doing homework or chatting about their day. The high-end appliances make every meal feel like a special occasion, and the breakfast nook, bathed in morning light, is the perfect spot to enjoy a cup of coffee as you ease into your day. Move into the living room with its soaring ceilings that give you that grand, open feel, yet it still feels intimate with a warm fireplace—ideal for cozying up on winter nights. There's space for everyone to gather here, whether you're watching a movie, playing board games, or just unwinding after a long day. As you head upstairs, you'll find the master retreat, a true sanctuary. Imagine starting each morning with fresh air and peaceful moments on your private balcony. The attached den offers a quiet place to read, meditate, or even create a home office that's truly your own. The spa-like ensuite and walk-in closet give you all the luxury you deserve. The two additional bedrooms upstairs are perfectly sized for your growing family or guests, with large windows letting in plenty of natural light. The shared 4-piece bath is bright and spacious, ensuring everyone has their own space to get ready in the mornings. Head downstairs to the fully developed basement, where the fun truly begins. You'll love having a dedicated home theatre for family movie nig...

Den 9.50 Ft x 8.08 Ft

Primary Bedroom 15.92 Ft x 12.42 Ft

Other 5.50 Ft x 9.17 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 14.33 Ft x 10.25 Ft

Recreational, Games room 13.83 Ft x 27.58 Ft

Bedroom 12.67 Ft x 11.50 Ft

Office 14.00 Ft x 10.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 7.58 Ft x 7.83 Ft

Dining room 15.25 Ft x 11.67 Ft

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Listing Presented By:



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Bedroom 12.83 Ft x 15.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Exercise room 8.17 Ft x 8.42 Ft

Kitchen 13.25 Ft x 14.83 Ft

Breakfast 9.50 Ft x 8.42 Ft

Living room/Dining room 15.83 Ft x 14.83 Ft