



50 Valley Brook Circle Calgary Alberta

\$740,000

****Open House Sunday June 29 2-4:30pm**** Discover a rare gem in the heart of Valley Ridge! This beautifully transformed home, spanning over 2,700 sq. ft., has been expertly renovated with family living in mind. Backing onto a spacious playground and lush green space, it's an ideal haven for families with kids, surrounded by a warm, welcoming community. As you enter, the bright and airy foyer welcomes you with stunning hardwood floors that sweep through the open-concept main floor, reflecting exceptional craftsmanship. The great room steals the show with its dramatic 17ft vaulted ceilings, a charming gas fireplace, and a massive window that floods the space with sunlight. The heart of this home is its fully upgraded kitchen, a chef's dream featuring gleaming stainless steel appliances (including a Miele dishwasher), sleek granite countertops, elegant dark cabinetry, and a spacious island perfect for gatherings. A cozy breakfast nook with a custom bench adds a touch of warmth, while the nearby formal dining area is ready for hosting memorable dinners, or could be used as a main floor den if you wish. The main level also offers a handy laundry room, a functional mudroom, and access to a double attached garage with a brand-new door for added style and security. Stay comfortable year-round with central air conditioning. Upstairs, you'll find three roomy bedrooms, with clever built-ins in the kids' rooms for extra practicality. The primary suite is a true retreat, boasting a generous walk-in closet and a spa-like 4pc ensuite. The children's bathroom is conveniently designed for their needs. The finished basement is a family favorite, featuring a rustic reclaimed wood accent wall with a built-in fireplace, a workout space, a dedicated homework or craft corner, a 3pc bathroom, and plenty of storage. Step outside to a backyard paradise, complete with a large deck, a lower patio ...

Family room 29.83 Ft x 25.83 Ft

3pc Bathroom 9.00 Ft x 7.00 Ft

Furnace 14.67 Ft x 8.00 Ft

Storage 9.92 Ft x 9.67 Ft

Great room 19.00 Ft x 15.33 Ft

Kitchen 17.25 Ft x 12.25 Ft

2pc Bathroom 5.42 Ft x 5.00 Ft

Laundry room 11.42 Ft x 6.33 Ft

Primary Bedroom 17.17 Ft x 11.50 Ft

4pc Bathroom 19.33 Ft x 8.00 Ft

Bedroom 11.33 Ft x 9.50 Ft

Bedroom 14.00 Ft x 12.17 Ft

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Dining room 12.33 Ft x 9.50 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Breakfast 8.92 Ft x 6.92 Ft