

# \$740,000 - 50 Valley Brook Circle Nw, Calgary

MLS® #A2234752

**\$740,000**

3 Bedroom, 4.00 Bathroom, 1,866 sqft

Residential on 0.11 Acres

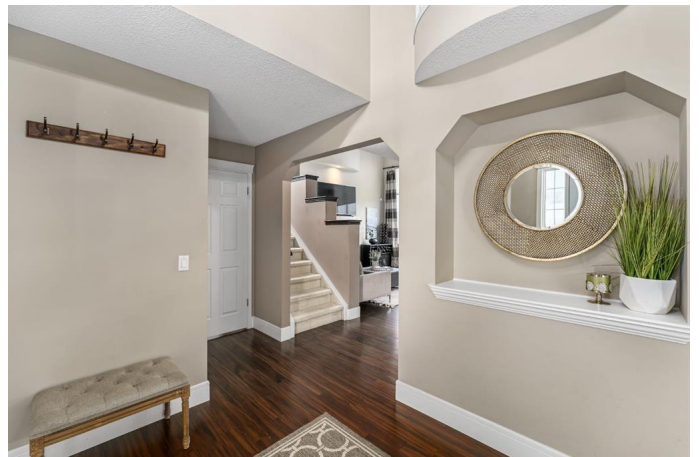
Valley Ridge, Calgary, Alberta

**\*\*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 with fire-pit for relaxing, and mature trees, all seamlessly connecting to a vast park perfect for connecting with neighbours and kid's playtime. This home blends modern sophistication with family-focused comfort, making it a perfect place to call home. Act fast—this one won’t last!

Built in 1996

**Essential Information**

MLS® #	A2234752
Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,866
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	50 Valley Brook Circle Nw
Subdivision	Valley Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Pine Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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