

**75 Valley Stream Circle NW  
Calgary, Alberta**

**MLS # A2221912**



**\$799,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Garden, Gazebo, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Steam Room, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** total of 3 fridges, venation blinds only, 2 dishwashers total, outdoor roll down shades, natural gas fire table and Natural gas line to bbq,

Stunning 2-Story Home in Valley Ridge & Backyard Oasis + Prime Family-Friendly Location. Welcome to this beautifully updated 2-story home, nestled on a quiet cul-de-sac in the highly sought-after Valley Ridge community. With 4 bedrooms, 3.5 bathrooms, and over 3,276 sq ft of total living space, this home offers the perfect blend of modern comfort, thoughtful design, and unbeatable location. Step inside and be welcomed by a bright, functional main floor with: A front office or playroom, ideal for remote work or young families. Formal dining room for entertaining. Grand living room with 18-ft ceilings (TV included) and a cozy gas fireplace. Gourmet kitchen with stainless steel appliances, gas stove with dual elec oven, reverse osmosis to fridge and sink, walk-in pantry (with a second fridge!) Main floor laundry with direct access to double garage (wired 220), currently styled as a man cave (easily converted back) Upstairs: A luxurious primary retreat with atrium, steam shower ensuite, and walk-in closet two additional spacious bedrooms are far away and share a 4-piece bath. Open to below feature as well to the living room. The fully finished basement includes: Guest bedroom with cheater ensuite. Arts/craft room with sink and cabinetry. Versatile mother-in-law suite setup (2nd dishwasher) or turn into a mega entertainment rec room. Backyard Super Private Paradise: Sitting on a massive 7,179 sq ft lot, this professionally landscaped, tiered backyard is your private retreat and an entertainer's dream. It features: A lush perennial oasis with fruit trees, a tranquil pond plus waterfall. Tiered garden beds. Custom Lanai had no expense spared and wraps around the entire deck plus it vents! It covers bar style bbq shack & dining/sitting areas. Natural gas hookups, gas fire table (included), golf tee-off area, and a 1000 liter tank/catchment system for irrigation. Also two

storage sheds and a pet-friendly fully fenced yard. This yard is a must see and every level is accessible and usable. Recent Upgrades Include: Freshly painted stucco and fencing. New carpet and luxury vinyl plank flooring. Updated interior paint throughout.

Location/Amenities: Unbeatable Location & Community. Valley Ridge is a hidden gem with an active, family-friendly vibe: Located on a quiet cul-de-sac with a kids's play park. Near 3 world-class golf courses. Community soccer and baseball fields, kids's spray park, and Valley Ridge Community Centre. Outdoor rink and pickleball courts. Scenic bike and walking trails leading to the Bow River. Minutes to Bowness Park, Canada Olympic Park (COP), and Calgary Farmers Market. Quick access to Stoney Trail (Ring Road) and a short drive to the mountains. Canmore, Banff, and Kananaskis! This is more than just a home—it's a complete lifestyle package with nature, recreation, and comfort at your doorstep. Schedule your private showing today and discover everything this exceptional Valley Ridge property has to offer!