

**50 Valley Brook Circle NW
Calgary, Alberta****MLS # A2222094****\$750,000**

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

Take advantage of this rare opportunity in Valley Ridge! This professionally renovated home, thoughtfully redesigned, offers over 2,700 sq. ft. of meticulously crafted living space. Backing onto a sprawling playground and green space, it's perfect for families with young children and nestled among friendly neighbors. Step into the grand foyer, where gleaming hardwood floors flow through the open-concept main level, showcasing impeccable attention to detail. The vaulted great room, with its soaring 17ft ceilings, cozy gas fireplace, and expansive feature window, bathes the space in natural light. At the heart of the home, a fully renovated gourmet kitchen impresses with high-end stainless steel appliances, including a Miele dishwasher, premium granite countertops, rich dark cabinetry, and a large central island. A custom bench seat in the cozy breakfast nook adds charm, while the adjacent formal dining room is ideal for hosting gatherings. Completing the main floor are a convenient laundry, a practical mudroom, and access to the attached double garage, featuring a new garage door for enhanced curb appeal and security. Central air conditioning ensures year-round comfort throughout the home. Upstairs, three generously sized bedrooms await, with built-ins in the kids' rooms for added functionality. The expansive primary suite features a walk-in closet and a luxurious 4pc ensuite bathroom. The kids have a full bathroom to themselves. The family-friendly basement is a standout, featuring a striking reclaimed wood accent wall with an inset fireplace, a gym area, a homework/craft nook, a 3pc bathroom, and two ample storage rooms. Outside, the backyard oasis boasts an expansive rear deck, a lower patio seating area and mature trees, all opening to a vast park perfect for neighbourhood gatherings. Blending modern elegance

with family-friendly functionality, this home is a vibrant, community-focused retreat. Don't miss out!