

**170 Valley Pointe Way NW
Calgary, Alberta****MLS # A2243457****\$1,050,000**

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,758 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Living Room TV & Wall Mount, Living Room Wall Clock, BBQ, Outdoor Storage Bench

Welcome to this beautiful two storey walk out in Valley Ridge. Offering over 2,700 square feet of living space with a double attached garage, three bedrooms and two and a half bathrooms, this property combines elegance and functionality in a stunning natural setting. With a backyard that backs directly onto a serene pond, this home is sure to impress. The main level begins with a welcoming foyer that sets the tone for the rest of the home. Rich hardwood flooring flows throughout and French doors open into a private office, perfect for those who work from home. The open concept design connects the kitchen, dining, and living areas, all enhanced by expansive windows that allow natural light to flood the interior. The living room is the heart of the home, showcasing a soaring vaulted ceiling and a striking two storey stone gas fireplace. The kitchen is designed for both cooking and entertaining, featuring granite countertops, stainless steel appliances including a gas cooktop, a large island with seating, a walk-in pantry, and warm wood cabinetry providing abundant storage. The adjacent dining area is ideal for casual meals, while a separate formal dining room offers room for larger gatherings. From the dining area, step onto a generous balcony complete with a BBQ gas hookup where you can enjoy sweeping views of the pond. Off the mudroom, you'll find a convenient laundry room with sink, direct access to the kitchen for ease of use, and added functionality from a Culligan water softener throughout the house, including a smart R/O filtration system. A stylish two piece powder room completes this level. Upstairs, plush carpeting adds comfort underfoot. A large bonus room with a vaulted ceiling provides additional living space for family relaxation or entertaining. The primary suite is a true retreat with expansive views, a walk-in closet, and a luxurious five piece

ensuite that includes dual sinks, a makeup station, a soaker tub, and a separate shower. Two additional bedrooms and a four piece bathroom complete the upper level. The walk out basement remains unfinished, offering endless potential to design according to your needs. The backyard features a covered deck, a large lawn, and mature trees. Additional upgrades include central air conditioning, a Prestige dual-zone in-ground smart sprinkler system for both front and back yards, and Gemstone permanent LED smart exterior lighting installed in October 2024. Easy access to Hwy 1 and Stoney Trail makes for quick routes downtown or west to the mountains. Extensive network of walking and biking paths that wind through the environmental reserve and connect to Bowness Park. The Valley Ridge Golf Club is nearby, along with a skating rink, basketball and pickleball courts. Winsport, the Calgary Farmer's Market, and Crowfoot Crossing's shops and restaurants are a short drive away, while Foothills Hospital, Alberta Children's Hospital, the U of C, and SAIT are about 15 minutes. Check out the 3D tour & floor plans!