

**46 Valley Ponds Way NW  
Calgary, Alberta**

**MLS # A2256087**



**\$1,050,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,740 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** N/A

Back onto Valley Ridge Golf Course! This spacious family home offers over 2,700 sq.ft. above grade plus a fully developed walkout basement with in-floor heating, providing the space and comfort your family needs. Step inside to a welcoming foyer with soaring 18' ceilings that opens into the formal Den with vaulted ceilings and custom built-ins. The Gourmet Kitchen is impressive with granite countertops, a raised eating bar, pantry, craftsman cabinetry, and a built-in wall oven. It flows into the large Family room with gas fireplace and access to the rear deck with gas hookup overlooking the golf course. A spacious Dining area and Living room complete the main level, providing an ideal setting for gatherings. Upstairs you'll find three generously sized bedrooms, including the primary retreat with a walk-in closet and a 5-piece ensuite featuring double vanity, granite countertops, a jetted tub, and separate shower. One of the secondary bedrooms also has a walk-in closet, and this level is complete with another full bath. The walkout basement expands your living space with two additional bedrooms, a full bath, theatre/media room, and a large Rec room—all warmed by radiant in-floor heating. Recent updates include fresh paint throughout. Additional highlights include central A/C, an infrared garage heater, an EV charger, and an underground sprinkler system. All of this in a prime upper Valley Ridge location—steps to the plaza, with quick access to downtown, Highway #1, Stoney Trail, and a short drive west to the Rockies. Enjoy the best of family living with spacious rooms, golf course views, and all the upgrades you need for comfort and style.