



**128 Valley Brook Circle NW  
Calgary, Alberta**

**MLS # A2312468**

**\$735,000**



<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Water:** -

**Floors:** Hardwood, Linoleum, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s)

**Inclusions:** Freezer in garage

\*OPEN HOUSE SAT & SUN 11AM-2PM. JUNE 13/14\* Move into a thoughtfully updated family home in the heart of Valley Ridge. With over 2,800 sq ft of developed living space including the fully finished basement, this move-in ready two-storey offers the space, layout, and upgrades families are looking for. The main floor has been refreshed with brand new luxury vinyl tile flooring, fresh paint, and an updated kitchen featuring white cabinetry, granite countertops, glass tile backsplash, and brand new appliances. Designed with everyday living in mind, the main floor offers multiple living spaces including a formal dining room that also works perfectly as a home office, a comfortable family room, main floor laundry, and a convenient 2-piece bathroom. Just off the kitchen, is a bright four-season sunroom with two skylights and a cozy wood stove, creating the perfect space to enjoy year-round while overlooking the large fenced backyard. Upstairs, the vaulted bonus room with oversized windows and a gas fireplace offers a warm and inviting space for movie nights, kids' play space, or relaxing with family. The upper level also features two spacious secondary bedrooms, a full bathroom, and a large primary retreat complete with a walk-in closet and private 4-piece ensuite with a jetted tub. The fully finished basement adds even more flexibility with an additional bedroom, full bathroom, and a large rec room ideal for guests, teenagers, a home gym, or media space. Recent updates include a newer roof, brand new appliances (2026), New LVP floors on the main (2026), newer furnace (2021) Complete with a double attached garage and ideally located close to parks, pathways, golf, and quick access to the mountains, this is a fantastic opportunity to own a well-cared-for home in one of NW Calgary's most desirable communities.