



**112 Valley Stream Close NW
Calgary, Alberta**

MLS # A2315600



\$799,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Irregular Lot, Landscaped, Lawn, No Back La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Backyard Shed		

OPEN HOUSE | SAT & SUN June 6 & 7 | 1-3PM | Proudly offered for the first time by the original owners, this beautifully maintained home is tucked away on a quiet street in the highly sought-after community of Valley Ridge. Situated on an impressive 9,272 sq.ft. sunny south-facing lot and adjacent to a multi-sport field, this property offers an expansive backyard setting that is ideal for entertaining, gardening, and everyday outdoor enjoyment, all complemented by a well-kept stucco exterior that enhances curb appeal and durability. With over 2,000+ sq.ft. above grade, the home features a bright and functional layout with two spacious living areas on the main floor, a dedicated reading room/den, and a cozy gas fireplace that creates a warm and inviting atmosphere. The kitchen is equipped with stainless steel appliances, a gas range, ample cabinetry, and flows seamlessly into the dining and living spaces — perfect for both everyday living and entertaining. Upstairs offers 3 generously sized bedrooms including an expansive primary bedroom complete with a walk-in closet and a 4-piece ensuite featuring a soaking tub and separate standing shower. A second full 4-piece bathroom serves the additional upstairs bedrooms, while the main floor includes a convenient 2-piece powder room. The partially finished basement adds a 4th bedroom, another full 4-piece bathroom, an oversized laundry room, and plenty of remaining space for future development. Recent mechanical updates include a 1-year-old hot water tank, while central vacuum adds everyday convenience and ease of maintenance. Step outside to enjoy the massive south-facing backyard featuring a huge deck with pergola, perfect for summer BBQ gatherings, morning coffee, or anyone who loves gardening and spending time outdoors. Mature landscaping and the oversized lot provide a rare

sense of space and privacy. Located close to parks, pathways, shopping, and major routes, this is a rare opportunity to own a lovingly cared-for home on one of Valley Ridge's larger lots.