



**44 Valley Meadow Close NW
Calgary, Alberta**

MLS # A2319932



\$699,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,448 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Basement Refrigerator, Deep Freeze, Picnic Table, Fire Pit, Lift System, Soft Water Tank "as is"

Located in the sought-after community of Valley Ridge, this walkout bungalow offers over 2,800 square feet of developed living space on a pie-shaped lot backing directly onto a walking pathway and green space. Tucked away and surrounded by mature landscaping, the home features 4 bedrooms, 3 full bathrooms, a double attached garage, and a thoughtfully designed layout. The main floor is highlighted by soaring ceilings, Brazilian cherry hardwood flooring, and expansive windows that fill the home with natural light. An open-concept living and dining area creates an inviting setting for everyday living and entertaining. The kitchen is equipped with granite countertops, stainless steel appliances, a prep island, and a bright breakfast nook. Just off the kitchen, the expansive upper deck provides an ideal space to enjoy morning coffee, outdoor dining, or relaxing while overlooking the mature landscaping and green space beyond, with stairs leading down to the backyard. The primary bedroom serves as a spacious retreat, complete with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A second bedroom, a 4-piece bathroom, and a conveniently located laundry and mudroom with a sink complete the main level. The fully developed walkout basement expands the living space with a spacious recreation area, offering versatile space for a games room, play area, media room, or everyday relaxation. A wet bar with an island and seating area creates an inviting setting for entertaining. Two additional bedrooms, a 4-piece bathroom, ample storage space, and direct access to the backyard complete the lower level. Outside, the private backyard has been beautifully landscaped with mature trees, a grassy area, a fire pit, a storage shed, and an underground sprinkler system. Additional features include a central vacuum system, a hot water tank replaced

in 2025, and accessibility features including a lift system, garage ramp, and accessible bathtub. Valley Ridge is known for its natural surroundings, extensive pathway system, and strong sense of community. Residents enjoy easy access to the Bow River, scenic ravines, and numerous walking and biking trails. Just steps away are the Valley Meadow playground, outdoor rink, basketball and tennis/pickleball courts, community garden, and soccer fields. The neighbourhood is also home to Valley Ridge Golf Club and is close to nearby schools, shopping, restaurants, and everyday amenities. WinSport, the Calgary Farmers' Market West, and major routes including Stoney Trail and Highway 1 are only minutes away, providing easy connections to downtown Calgary, Canmore, and the Rocky Mountains. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.