



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

MLS # A2323534

\$725,000



Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Laminate Counters, Pantry		

Inclusions: N/A

Nestled on a quiet close in sought-after Valley Ridge, this spacious 4-bedroom family home offers a timeless centre hall floor plan designed for comfortable everyday living. A welcoming covered front porch leads into a bright main floor featuring formal living and dining rooms, a private office or den, and a warm family room anchored by a gas fireplace. The kitchen is well-appointed with a centre island, walk-in pantry and sunny eating nook with French doors opening to the backyard. Upstairs, the generous primary retreat features a walk-in closet and a spacious 5-piece ensuite complete with a corner soaker tub and separate shower. Three additional bedrooms are all exceptionally sized and offer double closets, making this an ideal layout for growing families. The fully fenced west-facing backyard offers plenty of room for kids, pets and outdoor enjoyment, with a large grassy area and two expansive deck spaces for entertaining. A gas BBQ line is already in place, while the lower deck features built-in seating—creating the perfect spot to gather with friends and family around a fire table or fire pit and enjoy long summer evenings. The basement is partially finished with framing and drywall already in place, providing an excellent head start for future development. Major mechanical updates include a furnace replaced approximately five years ago and a hot water tank replaced approximately four years ago. The home offers exceptional space, solid bones and an unbeatable location with quick access to just about anywhere via Stoney Trail, Canada Olympic Park, the Bow River pathway system, golf, schools, and the mountains. A rare opportunity to create your dream home in one of Calgary's beautiful northwest communities.