



GRASSROOTS
REALTY GROUP

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52 Valley Woods Way NW
Calgary, Alberta

MLS # A2327283



\$1,150,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,593 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Street Lighting, U		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Wired for Sound

Inclusions: Whole House Audio System with Speakers, 4 Bar Stools, Kitchen Bar Fridge (AS-IS), Basement Bar Fridge, Pantry Chest Freezer, Theatre Room Equipment and Furniture, All TV Wall Mounts, Storage Shed, Garage EV Charger

Welcome to this exceptional executive two-storey walkout offering over 3,900 sqft of beautifully developed living space, perfectly situated on a professionally landscaped 7,000+ sqft lot in the sought-after community of Valley Ridge. Nestled on a quiet street surrounded by walking trails, environmental reserve and the Bow River valley, this home offers an outstanding combination of luxury, comfort and location. The bright, open-concept main floor is designed for both everyday living and entertaining. Rich hardwood flooring, expansive windows and a stone-faced gas fireplace create a warm and inviting great room, while the spacious dining area opens onto the rear deck overlooking the private backyard and surrounding natural setting. The chef-inspired kitchen features granite countertops, solid wood cabinetry, stainless steel appliances, a large centre island with seating, and an oversized walk-through pantry offering incredible storage while connecting seamlessly to the mudroom for exceptional everyday convenience. A spacious front den offers the flexibility of a home office or formal dining room, while the welcoming foyer and powder room complete the main level. Upstairs, the spacious primary retreat overlooks the backyard and features a luxurious spa-inspired ensuite with dual vanities, a steam shower, deep soaker tub and walk-in closet. Two additional bedrooms, a full bathroom, laundry room and an expansive vaulted bonus room filled with natural light provide outstanding space for a growing family. The fully developed walkout basement is designed for entertaining and relaxation. Large windows flood the space with natural light and showcase an expansive recreation room with a wet bar, a spacious fourth bedroom and a full four-piece bathroom. The showpiece is the dedicated home theatre, professionally designed with soundproofing, a custom starlight

ceiling, 120-inch projection screen, high-end projector, 6.1 surround sound system and comfortable theatre seating creating an exceptional movie-night experience without ever leaving home. Step outside to one of the home's most impressive features—an expansive, beautifully landscaped backyard offering mature trees, lush lawn, a spacious patio and exceptional privacy. The large upper deck overlooks this peaceful setting, while the spiral staircase provides direct access to the walkout patio below. The oversized attached garage offers excellent space for vehicles and storage and includes a convenient EV charger. Meticulously maintained and thoughtfully updated, the home also features fresh paint throughout, a new roof (2019), underground irrigation, whole-home audio and numerous additional upgrades detailed on the feature sheet. Located just minutes from Valley Ridge Golf Club, parks, playgrounds and schools, with quick access to Stoney Trail for an easy commute to downtown Calgary or a weekend escape to the Rocky Mountains, this exceptional home offers the perfect balance of nature, convenience and executive family living.