



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

146 Valley Pointe Way NW
Calgary, Alberta

MLS # A2327741



\$1,100,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Mounts, Alarm		

Imagine coming home to peaceful views, no neighbours behind you, and residing in one of Calgary's most desirable west-side communities surrounded by nature. Welcome to Valley Ridge, where winding pathways, the Bow River valley, parks, playgrounds, the Valley Ridge Golf Club, and easy access to downtown, Stoney Trail, the mountains, and countless outdoor recreation opportunities create an exceptional lifestyle for families and professionals alike. Perfectly positioned with a private, landscaped backyard and a fully finished walkout basement, this executive two-story home offers the space, flexibility, and thoughtful design today's families are looking for. The main floor is designed for both everyday living and entertaining. A spacious front den provides the ideal home office or study, while the open-concept layout connects the gourmet kitchen, dining area, and living room into one inviting gathering space. The upgraded chef's kitchen features granite countertops, an oversized island, upgraded cabinetry, and built-in stainless steel appliances, including a 6-burner gas cooktop. The adjoining living room is anchored by a gas fireplace, creating a warm and comfortable setting for family and friends. Upstairs, you'll find three spacious bedrooms, a centrally located bonus room, and the convenience of a dedicated laundry room. The primary suite offers a relaxing retreat with vaulted ceilings and a spa-inspired ensuite featuring tile flooring, dual sinks, a corner soaker tub, and an oversized tile and glass shower. Two additional bedrooms and a full bathroom complete the upper level. The professionally finished walkout basement adds outstanding versatility with a fourth bedroom, full bathroom, and a spacious recreation and media room complete with a second gas fireplace and full wet bar. Perfect for entertaining, older children, overnight guests, or multi-generational

living. Outdoor living is equally impressive. A large, covered deck extends from the main floor, while the walkout level opens onto a beautifully landscaped patio and backyard. With no neighbours behind, this private setting provides the perfect place to relax, entertain, or simply enjoy the peaceful surroundings throughout the seasons. With four bedrooms, 3.5 bathrooms, a double attached garage, a fully finished walkout basement, and an exceptional location in Valley Ridge, this home offers the ideal combination of luxury, privacy, and family-focused living in one of Calgary's premier communities.