



**GRASSROOTS**  
REALTY GROUP

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**279 Valley Brook Circle NW**  
**Calgary, Alberta**

**MLS # A2342040**



**\$679,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Valley Ridge                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 1,975 sq.ft.                                                           | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive                                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh |               |                   |

|                    |                                                                  |                   |      |
|--------------------|------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Mid Efficiency, Forced Air, Natural Gas                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Cedar Shake                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** Kenmore Double Door Fridge in Garage

Welcome to 279 Valley Brook Circle NW, a beautifully maintained family home tucked away on a quiet street in the highly sought-after community of Valley Ridge. Backing onto green space and pathway systems leading to the Bow River, this property offers the perfect balance of privacy, nature, and convenience. The bright and functional main floor features an updated kitchen complete with granite countertops, stainless steel appliances, including a new dishwasher, a large central island, and a convenient walk-through pantry with ample storage. The spacious living and dining areas are ideal for both everyday living and entertaining, while large windows showcase views of the beautifully landscaped backyard. Step outside to enjoy the expansive two-tier composite deck, mature landscaping, and views toward Canada Olympic Park. Upstairs, you'll find a generous bonus room with vaulted ceilings and a cozy gas fireplace, along with three well-sized bedrooms and another full bathroom. The primary suite offers a walk-in closet, full ensuite bathroom, and picturesque views. Newer flooring, updated finishes, and pride of ownership are evident throughout. The fully finished basement adds exceptional flexibility and value, featuring a fully permitted secondary kitchen and a 3-piece bathroom, making it ideally suited for a home-based business, multi-generational living, extended family, or additional workspace. Additional highlights include a brand-new garage door, excellent storage throughout, and an unbeatable location close to parks, pathways, golf, schools, and easy access to major routes and the mountains. A rare opportunity to own a move-in ready home in one of northwest Calgary's most desirable communities