



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126 Valley Pointe Way NW
Calgary, Alberta

MLS # A2342296



\$1,100,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Soaking Tub		
Inclusions:	Storage Shed		

Welcome to this exceptional executive walkout home in the highly sought-after community of Valley Ridge. Situated on a private east-facing lot with beautiful mountain views, this impressive residence offers over 3,600 sq. ft. of developed living space designed for both sophisticated entertaining and comfortable family living. The main floor features rich hand-scraped hardwood flooring, elegant coffered ceilings, a spacious office, and a welcoming front room with a striking double-sided gas fireplace. Expansive windows fill the open-concept great room, dining area, and gourmet kitchen with natural light while showcasing the beautiful views. The kitchen is thoughtfully designed with extended cabinetry, quartz countertops, an oversized island, induction cooktop, built-in oven, and corner pantry. Upstairs, the generous bonus room provides additional flexible living space, while the luxurious primary retreat offers beautiful views, a spa-inspired ensuite with double vanity and soaker tub, and a spacious walk-in closet. Three additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor. The fully developed walkout basement offers exceptional versatility with a fifth bedroom, full bathroom, recreation/media space, games area, and ample storage. Step outside to the beautifully landscaped backyard featuring a covered patio, spacious deck, and direct staircase access, perfect for relaxing or entertaining. Additional highlights include central A/C, three-zone heating, underground sprinklers, Gemstone exterior lighting, Hardie board siding, double attached garage with storage, outdoor shed, and no neighbours directly behind. Ideally located close to parks, pathways, amenities, major routes, downtown Calgary, and easy access toward the Rockies. A wonderful opportunity to own a beautifully appointed

Valley Ridge residence offering space, privacy, and exceptional lifestyle appeal.