



GRASSROOTS
REALTY GROUP

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75 Valley Brook Circle NW
Calgary, Alberta

MLS # A2347729



\$799,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	All TV Mounts		

Minutes from the Bow River on a quiet, tree-lined street in Valley Ridge, this beautifully updated 4 bedroom, 3.5 bath home offers over 2,400 sq ft of total living space, made for busy weekdays and slow weekends. Two towering blue spruce and a sleek new garage door set the tone out front, and inside, a bright, open-to-above foyer greets you with a modern chandelier and a custom built-in bench nook with LED lighting, perfect for backpacks and hockey bags. Just off the entry, a private home office with a charcoal panelled feature wall and an arched opening overlooking the foyer makes working from home easy. The main living area is where this home truly shines, with vaulted ceilings, oversized transom windows, an exposed wood beam, and LVP flooring flowing throughout. The living room gathers around a slate-tiled gas fireplace with a reclaimed wood mantel, made for winter movie nights. The kitchen, brightened by a skylight, features white shaker cabinetry, matte black hardware, a glass mosaic backsplash, stainless steel appliances, and a peninsula with seating for Saturday morning pancakes. The sunny dining nook is wrapped in windows and opens straight out to the deck, while a mudroom off the garage with main floor laundry and a stylish powder room with brass accents round out the level. Upstairs, the primary retreat sits a few steps down for added privacy. Morning light pours through the charming bay window, and built-in niches and a walk-in closet with a custom organizer add function. The spa-inspired ensuite is the showstopper: a frameless glass shower with marble-look tile, rain head, and pebble floor, a freestanding soaker tub beneath a glass-block feature window, and a fluted double vanity with quartz counters and brushed gold fixtures. Two additional bedrooms, one ideal as a nursery or second office, share an updated main bathroom with

marble-look tile and a matching fluted quartz vanity. Downstairs, the fully developed basement keeps the story going with a family room anchored by a custom built-in entertainment wall, ready for game nights and playoff hockey. A fourth bedroom behind French doors, currently set up as a home gym, and a full bathroom with an oversized shower complete the lower level. Big ticket items are covered too, with recent updates to the central A/C, hot water tank, and garage door. Outside, the west-facing backyard is a private escape. A spacious deck sets the stage for long summer dinners, a stone patio holds the barbecue beside a fire pit for evenings under the stars, and raised garden beds and young aspens frame a lush, fully fenced lawn with room for kids and pups to run. Beyond the fence, Valley Ridge does the rest. Pathways wind through the community, the Bow River and Bowness Park are nearby for summer paddles and winter skating, Valley Ridge Golf Club is close by, downtown is under 20 minutes, and the mountains are an easy weekend drive. Updated, move-in ready, and showing beautifully, this is one you will want to see in person.