

279 Valley Brook Circle NW Calgary, Alberta

MLS # A2342040



\$679,900

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

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

Inclusions: Kenmore Double Door Fridge in Garage

****OPEN HOUSE SAT SEPT 5, 1pm - 3:30pm**** 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