

40 Valley Creek Crescent NW Calgary, Alberta

MLS # A2343798



\$825,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Attached Shelving in Garage, Pool Table, Attached Speakers in Basement, Sprinkler System is not connected and sold "as is".

Welcome to this stunning, substantially renovated home in desirable Valley Ridge, offering 4 bedrooms, 4 bathrooms, a fully developed walkout basement and a beautifully private backyard—all surrounded by pathways, greenspace and easy access to the mountains. Thoughtfully designed with all the spaces you need, the main floor features a dedicated home office, formal dining room and an inviting open-concept kitchen, breakfast nook and living area. The spacious kitchen is ideal for everyday living and entertaining, featuring a smart-tech refrigerator, corner pantry and plenty of storage, while the adjoining living room is anchored by a striking focal fireplace. Upstairs, retreat to the massive primary suite with a beautifully renovated ensuite and spacious walk-in closet. Two additional generously sized bedrooms, a renovated main bathroom and convenient upper-floor laundry complete this level. The fully developed walkout basement adds exceptional versatility with a fourth bedroom, full bathroom, generous flex space perfect for a home gym, recreation area or additional living space, plus a dedicated storage room. Extensive updates add to the home's move-in-ready appeal, including newer vinyl plank flooring throughout the main and upper levels and wool carpeting in the basement, completed in 2022 at a cost of approximately \$45,000. Both upstairs bathrooms were renovated in 2020, the deck was replaced in 2023 at a cost of approximately \$8,000, and the home also features air conditioning installed just one year ago. The location completes the package. Enjoy being just minutes from Valley Ridge Golf Course, surrounded by scenic pathways and greenspace, with quick access to Stoney Trail and the Trans-Canada Highway. Whether heading downtown or escaping to the mountains for the weekend, Valley Ridge offers an ideal balance

of nature, recreation and connectivity. Beautifully renovated, exceptionally functional and perfectly positioned on an oversized lot—this is a home designed for both everyday living and entertaining for the whole family.