

# \$998,000 - 36 Valley Woods Way Nw, Calgary

MLS® #A2241204

**\$998,000**

5 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Open house Saturday and Sunday July 26th&27th, 2-4pm! Tucked in Valley Ridge, this home offers the perks of suburban calm with easy access to both the mountains and the city. Right next to the Valley Ridge Golf Club, its prime location is close to scenic pathways, parks, and the Bow River—ideal for walking, cycling, and outdoor recreation. Minutes from Crowfoot Centre, Market Mall, and a variety of restaurants and shops. This home offers numerous features which include: 2 fireplaces, vaulted ceilings, open loft area, walk out basement, walk-in closets, granite counters throughout, hardwood floors, tiles, stainless steel appliances, fully developed walk-out basement, insulated garage, built-in speaker throughout the home, views for all bedrooms and so much more. Recently re-painted and replaced basement carpet. Open concept main floor offers a fireplace, large den, laundry room with sink, large kitchen with an island with raised eating bar, large pantry and dining area with patio doors leading to the freshly painted deck. On the upper floor, you'll find a good sized loft/bonus room area, 4pc bath, two large bedrooms, and the vaulted-ceiling master bedroom, it offers an ensuite 5pc bath with soaker tub, walk-in closet, and a good view of the Ravine. Walk-out basement that has a direct access to the back yard, is fully furnished with two extra bedrooms and full 4pc bathroom. Both front yard and back yard comes with underground sprinkler system. It also has an additional



fireplace and living room! Lots of storage space/rooms. Home has central-AC to keep the hot summer cool. Come for an easy showing today to view its true beauty in person!

Built in 2005

### Essential Information

MLS® #	A2241204
Price	\$998,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,292
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	36 Valley Woods Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home,
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	Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Lawn, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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