

# \$921,000 - 173 Valley Pointe Way Nw, Calgary

MLS® #A2224499

**\$921,000**

3 Bedroom, 3.00 Bathroom, 2,449 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Nestled in the sought after western edge of Valley Ridge this stunning 2448 sqft 2-storey custom home offers a perfect blend of comfort and elegance. Original owners have kept this home in immaculate condition. The mountain views will be a daily reminder on why you chose Valley Ridge. Step inside to warm hardwood flooring, leading to an airy open-concept living space. The living room, with its large windows, flows seamlessly into a modern kitchen with custom cabinets, granite countertops, stainless steel appliances, and a convenient walkthrough pantry. The adjacent breakfast nook opens to a lovely low maintenance back yard, perfect for entertaining. On the main floor experience the elegant dining room next to the cozy living room with natural gas fireplace. Laundry and powder room smartly round out the main floor. Upstairs, there are 3 spacious bedrooms, including a primary suite with a walk-in closet and 5-piece ensuite, plus a large bonus room for additional living space. The unfinished basement offers endless potential with roughed-in plumbing for future development. Save money on utilities in this energy-efficient Gold star rated home boasting a high-efficiency Furnace upgraded spray foam insulation, tankless hot water and a back flow preventer to even lower your insurance premium. Located near beautiful walking paths, parks, and recreational areas, you'll have quick access to Stoney, the mountains, shopping and dining options. ie: West



Farmerâ€™s market. Book your private showing now!

Built in 2012

**Essential Information**

MLS® #	A2224499
Price	\$921,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,449
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	173 Valley Pointe Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Central Vacuum
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Gas Oven, Humidifier

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	11
Zoning	R-G

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.