

\$719,900 - 74 Valley Brook Circle Nw, Calgary

MLS® #A2232126

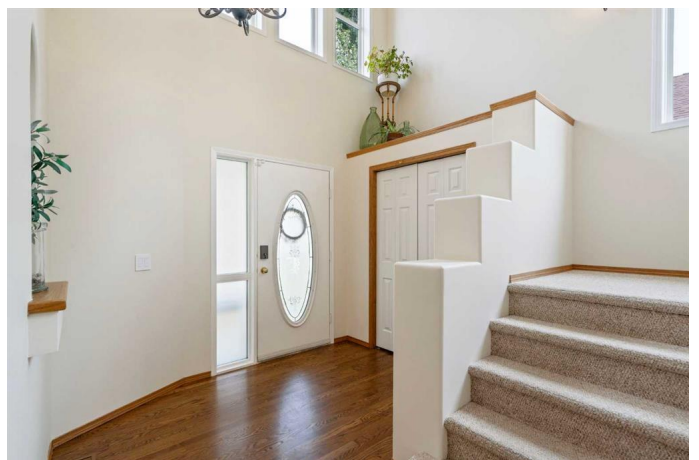
\$719,900

4 Bedroom, 4.00 Bathroom, 1,730 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

WELCOME HOME! This move-in ready home on a peaceful street in a highly desirable location—just minutes from Trinity Hills shopping, Canada Olympic Park (COP), WinSport facilities, and quick access to both Stoney Trail and Highway 1 for an easy commute or a weekend mountain getaway! This spacious home offers over 2,560 sq. ft. of developed living space and sits on a large, beautifully landscaped lot with mature grass, a blooming lilac tree, and a massive deck. Inside, you'll find fresh paint throughout and a bright, open-concept layout. The updated kitchen offers a beautiful island, lots of prep space, and a cheerful, airy feel that flows into the dining area overlooking the backyard. Immaculate hardwood floors span the main level, which includes a welcoming foyer with soaring 17-ft ceilings, a cozy living room with a gas fireplace, main floor laundry, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms and a 4-piece main bath. The primary bedroom is complete with vaulted ceilings, a large walk-in closet and a spacious ensuite featuring a soaker tub and separate shower. The fully finished basement offers a huge recreation room with a second gas fireplace, a fourth bedroom, full bathroom, and a finished storage area. Additional highlights include a one year old roof, new ultra high efficiency furnace, and AC for those hot summer days. With tons of amenities steps away such as walking/biking paths along the river, pickleball courts, outdoor rink,



community center, golf course, and the new Trinity Hills and COP area a short distance away, this home offers long-term value and convenience. Don't miss this fantastic opportunity"this home truly has it all!

Built in 1997

Essential Information

MLS® #	A2232126
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Valley Brook Circle Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage
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Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Other, Private Yard, Storage
Lot Description	Back Yard, Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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