# \$1,095,000 - 46 Valley Ponds Way Nw, Calgary

MLS® #A2209057

### \$1,095,000

5 Bedroom, 4.00 Bathroom, 2,741 sqft Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

**OPEN HOUSE APRIL 12 SATURDAY** 130-4PM. Large family home, BACKING ON TO THE the Valley Ridge Golf Course, boasting over 2700 sf above grade plus a fully finished WALKOUT BASEMENT, with in-floor radiant heating! This is the most CONVENIENT location in upper Valley Ridge where you can walk to the commercial plaza while enjoying quick access to the highway. The home itself is perfect for a big family looking for spacious rooms. Enter to a grand, open foyer with ample space to greet guests. To the left is an enclosed formal den with vaulted ceilings and built-in shelving. Toward the back is the mid kitchen with craftsman style cabinetry and built-in wall oven. To the rear is a spacious family room with gas fireplace and access to the rear deck. Adjacent is the formal dining area plus living room, overlooking the golf course. Upstairs, there are 3 very spacious bedrooms and 2 full baths, one of which is the master ensuite. The lower level is fully finished with 2 more bedrooms, another full bath, theatre/media room, plus a large rec room, all enjoying radiant infloor heating! Some of the extras include central Air Conditioning, infrared garage heater, electrical CHARGER for EV vehicle in the garage, and dining room table, chairs and hutch will be left with for the new buyers! Perfect for a growing family boasting large rooms, enjoy the best part of Valley Ridge featuring quick access to downtown, Stoney Trail, and west to the Rockies! Don't







miss out...

#### Built in 1999

#### **Essential Information**

MLS® # A2209057 Price \$1,095,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,741 Acres 0.13 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 46 Valley Ponds Way Nw

Subdivision Valley Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3B 5T5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, French Door, High Ceilings, Kitchen Island, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop,

Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, Standard

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Landscaped, On Golf Course,

Rectangular Lot, Treed

Roof Pine Shake

Construction Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 5th, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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