

231 Valley Brook Circle NW
Calgary, Alberta

MLS # A2167294



\$649,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Valley Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,837 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Pine Shake | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this beautifully maintained home with an inviting layout in the sought-after Valley Ridge community. As you enter, you're greeted by an impressive open-to-below foyer. The main floor features elegant rounded white pillar posts and archways that enhance the living, dining, and family rooms. The spacious kitchen includes an island, a pantry, and a cozy eat-in area. Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet and a luxurious 5-piece Ensuite bathroom complete with a jetted tub. The bathrooms are adorned with marble countertops. The partially finished basement offers an additional bedroom that just needs some finishing touches, along with a 3-piece bath and a recreation room. Outside, a two-tiered spacious deck provides the perfect setting for summer gatherings or a relaxing hammock escape. Don't miss out on this exceptional opportunity—schedule your viewing today!