



THE
A-TEAM

**RE/MAX
FIRST**

77 VALLEY WOODS Way, Calgary T3B 6A2

MLS®#: **A2199709** Area: **Valley Ridge** Listing Date: **03/07/25** List Price: **\$1,098,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **7,233 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,493**
 Low Sqft:
 Ttl Sqft: **2,493**

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Garden,Landscaped,Many Trees,No Neighbours Behind,Treed,Views**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **DC**
 Legal Desc: **0610067**

Remarks

Pub Rmks:

Incredibly rare opportunity to own a beautiful custom built home backing to a nature reserve that connects to the Bow River pathways. The desirable community of Valley Ridge is ideally located with quick access to downtown and easy access to the Rocky Mountains. This huge 40ft x 180ft lot is tucked away in a very quiet area of the community, is ideally located on a quiet street just a short walk to Valley Ridge Golf Club, and has a SW-facing back yard. Inside, 4 bedrooms and 3.5 bathrooms with over 3400 sq ft in this fully developed home. Maple hardwood flooring and a 9 ft ceiling with knockdown texture on the main level. An impressive kitchen offers dark maple cabinetry with crown moulding, granite counter, top-quality stainless steel appliances including a professional 6 burner Wolff gas stove, Miele dishwasher, a brand new fridge, large central island with built-in wine rack, undermount Sil-Granit sink with garburator, and a walk-through pantry to the laundry/mudroom with a sink. The eat-in kitchen has a breakfast nook plus a formal dining room for a larger gathering. The generous great room has a cozy wood burning fireplace with stone surround and beautiful views of the nature reserve. A formal dining area or flex space, home office with large front window, and private 2-pce bath complete the main floor. The impressive primary suite is very spacious and offers a 3-sided gas fireplace, a walk-in closet, and a 5-pce ensuite with heated floors, granite counter, jetted soaker tub with spectacular view, and a separate glass shower. The upper bonus room has a raised ceiling detail, California shutters, and a wet bar with granite counter. Two great sized kids' rooms plus a 4-pce bath. The professionally developed basement has an expansive custom wet bar in the large rec room, a huge games room or gym area, a 4th bedroom, and another full bathroom. Additional upgrades include air conditioning, in-slab heated floors in the basement and garage, in-ceiling speakers throughout, central vacuum, transom windows on the front and back doors, and high-end finishes. The professionally landscaped yard features extensive stone work including a large stone fire-pit area with retaining wall, a large custom built shed, gas line for a bbq, and a stamped concrete driveway and back patio. A stone/stucco exterior and beautiful landscaping in the front offers great curb appeal.

Inclusions:

Property Listed By:

**2nd bar fridge
RhinoREALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













