

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

MLS® #A2232126

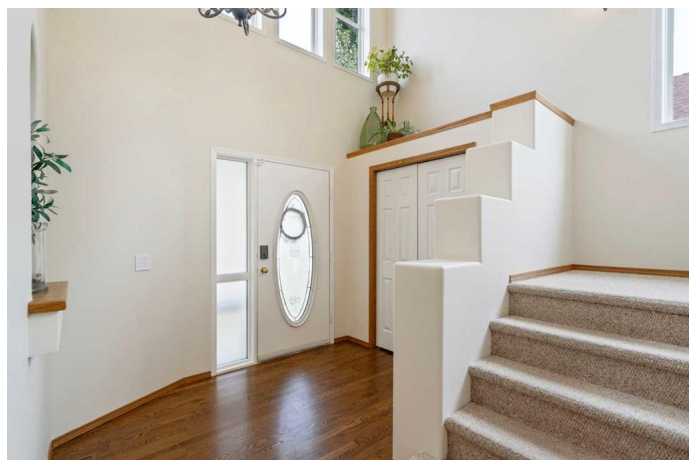
**\$719,900**

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 is 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, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Chandelier
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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, Private Yard, Storage, Other
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	1
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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