

# \$825,000 - 13 Valley Creek Road Nw, Calgary

MLS® #A2201597

**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.12 Acres

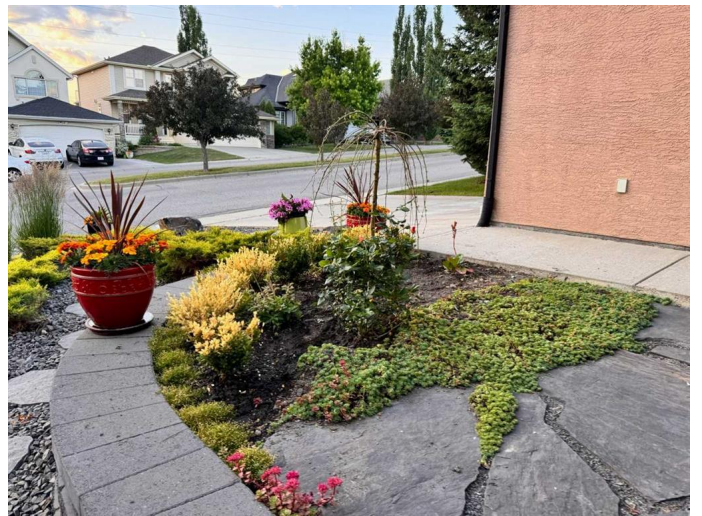
Valley Ridge, Calgary, Alberta

From the moment you step inside, this bungalow feels like home. The 9'™ ceilings and wide plank flooring set the tone—bright, open, and inviting. Natural light fills the front room, making it the perfect space to ease into your day, whether with a cup of coffee in your home office, morning yoga, or simply a cozy retreat for reading and relaxation.

As you move into the heart of the home, the vaulted ceilings create an airy, open feel in the kitchen, dining, and living areas. The kitchen blends style and function with striking two-toned cabinetry, quartz countertops, ample pantry space, and stainless steel appliances. The living room, centered around a gas fireplace, features large windows framing backyard views. The dining area opens to the back deck, perfect for summer barbecues and quiet evenings outdoors. The primary suite is a sanctuary of its own, with vaulted ceilings, an ensuite, and walk-in closet. A conveniently located laundry room makes multi-tasking effortless and allows for single-level living.

Downstairs, the space continues with a large rec room and a second fireplace—perfect for movie or game nights. One of the two additional bedrooms includes a cozy sitting or homework space. A newly finished bonus room, currently a blend of guest space and fitness area, adds even more flexibility.

Outside, thoughtful landscaping extends the living space from the front patio to the large back deck, where you can enjoy the morning



sun and a sunny west-facing backyard. A double-attached garage and ample storage make everyday life easy.

Nestled in sought-after Valley Ridge, this home is surrounded by nature and convenience. Winding pathways, lush green spaces, and the Valley Ridge Golf Course are just minutes away, with easy access to parks and river trails. Plus, major roadways connect you quickly to downtown Calgary or the Rocky Mountains for weekend adventures.

This home has been thoughtfully updated with stylish and functional renovations. 2024: New washer/dryer, refreshed laundry with counters and shelving. Extensive landscaping enhances the outdoor spaces. 2022: Transformed an unfinished space into a gym/multi-purpose room with new flooring, lighting, and electrical. Upgraded lighting, remote-controlled ceiling fans, quartz kitchen island, new hardware, backsplash, paint, French doors, and top-down, bottom-up cellular shades. 2021: Expanded low-entry shower in the ensuite, matching wide plank flooring in the primary, and built-in closet organizers in the lower bedrooms. 2020: Wide plank laminate flooring on the main and new carpet in the basement. 2017: High-efficiency furnace and hot water tank.

Move-in ready with stylish updates and smart improvements throughout!

Built in 2002

### **Essential Information**

MLS® #	A2201597
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517

Acres 0.12  
Year Built 2002  
Type Residential  
Sub-Type Detached  
Style Bungalow  
Status Active

### Community Information

Address 13 Valley Creek Road Nw  
Subdivision Valley Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 5T9

### Amenities

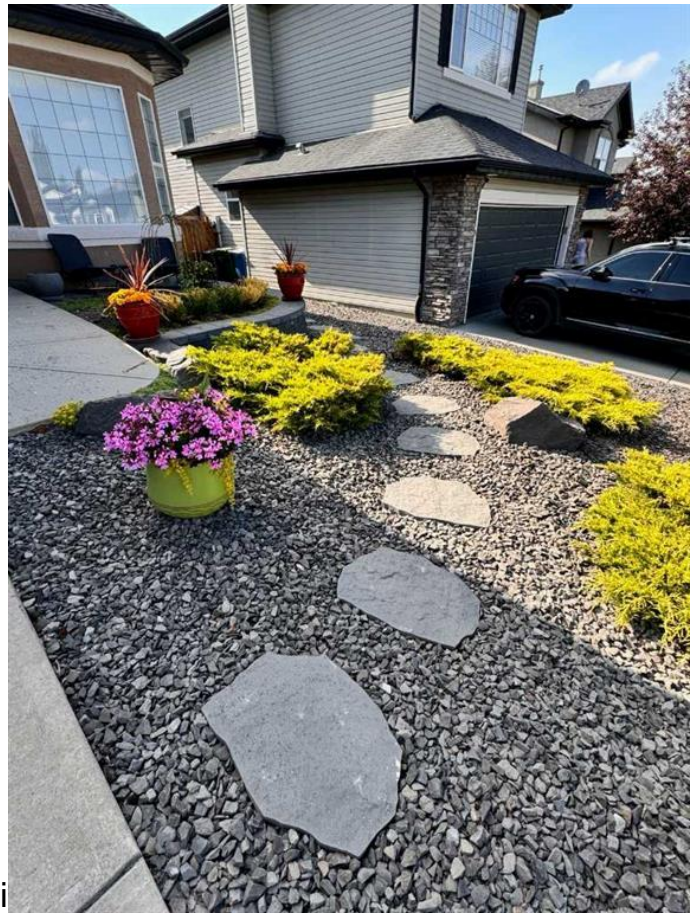
Parking Spaces 4  
Parking Double Garage Attached, Drive  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Recessed Lighting  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Yard, Garden, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame



Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market        1

Zoning                 R-CG

### **Listing Details**

Listing Office          Century 21 Masters

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