

# \$1,139,900 - 49 Valley Meadow Gardens Nw, Calgary

MLS® #A2242801

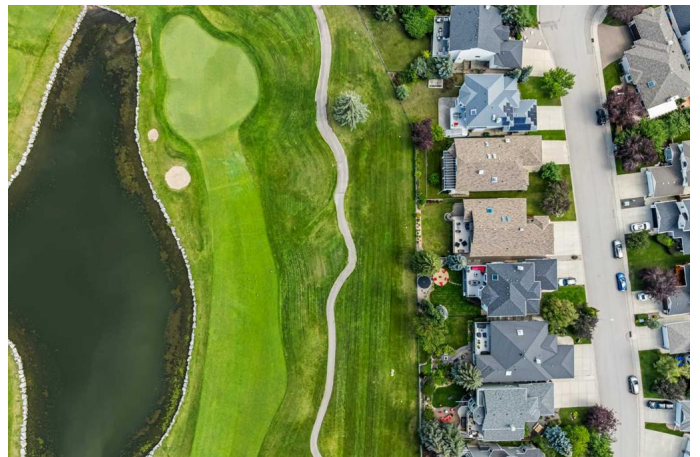
**\$1,139,900**

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

**\*\*Property is conditionally sold - Open House is cancelled\*\*** Step into luxury living with this extensively renovated walkout bungalow, perfectly situated on a premier lot backing directly onto a lush, manicured golf course. No detail has been overlooked in the transformation of this elegant home with almost \$300,000 in renovations, offering an exceptional blend of sophistication, comfort, and seamless indoor-outdoor living. From the moment you arrive, youâ€™re greeted by impeccable curb appeal and mature landscaping, a newly updated exterior including luxurious pine soffits, Douglas Fir accents, a new garage door and new front door. Inside, the open-concept main floor is flooded with natural light, enhanced by soaring ceilings, new large windows, sky lights and panoramic views of the fairways. Custom imported cabinetry and additional built-inâ€™s give you tons of storage options. The heart of the home is a chef-inspired kitchen featuring top-of-the-line appliances, double built in ovens, custom cabinetry, wine fridge, find the hidden pantry, quartz countertops, a large island with seating for 4-5 people and stylish designer finishes. The adjacent dining area and living room are perfect for entertaining, centered around a sleek new gas fireplace. An intimate flex room overlooking manicured golf course provides options for a comfortable sitting room, breakfast nook or whatever heart desires. The primary suite is a true retreat, complete with serene views of the course, a



walk-in closet, and a luxurious spa-like ensuite boasting double vanities, and an oversized glass shower. Stunning style and functionality even awaits you in your updated laundry room with custom built ins and upgraded washer and dryer. Downstairs, the walkout basement offers a spacious and versatile layout with a large recreation area, stunning wet bar, a working wine cellar, flex room, and additional bedrooms, and an elegant guest bathroom ideal for guests or multigenerational living. Step outside to the lower covered patio with Douglas Fir beams or the expansive upper deck, both overlooking the pristine greens, offering a tranquil backdrop for morning coffee or sunset gatherings. Additional upgrades almost too numerous to mention. New triple pane windows and doors, upgraded insulation, custom railing, custom lighting, and high-end flooring throughout. Furnace and hot water tank 2018, NO Poly B plumbing, roof ~2010, irrigation, new LVP and carpet, AC, garage heater, new lighting, imported custom closet doors from France, custom shed, glass deck railing, new fencing and much more !! The full sized heated double garage offers ample storage along with extra wide drive, while the low-maintenance yard ensures more time to enjoy your beautiful surroundings. Located on a quiet street, sought after community of Valley Ridge with easy access to local amenities, walking trails, and, of course, golf, this is a rare opportunity to own a turn-key property with million-dollar views.

Built in 1993

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2242801    |
| Price     | \$1,139,900 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,618       |
| Acres          | 0.14        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 49 Valley Meadow Gardens Nw |
| Subdivision | Valley Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 5L9                     |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 5                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, High Ceilings, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s)                                                                           |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                  |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers, Views, On Golf Course |
| Roof            | Asphalt Shingle                                                                                                     |
| Construction    | Stone, Stucco                                                                                                       |
| Foundation      | Poured Concrete                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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