

\$749,900 - 44 Valley Meadow Close Nw, Calgary

MLS® #A2252473

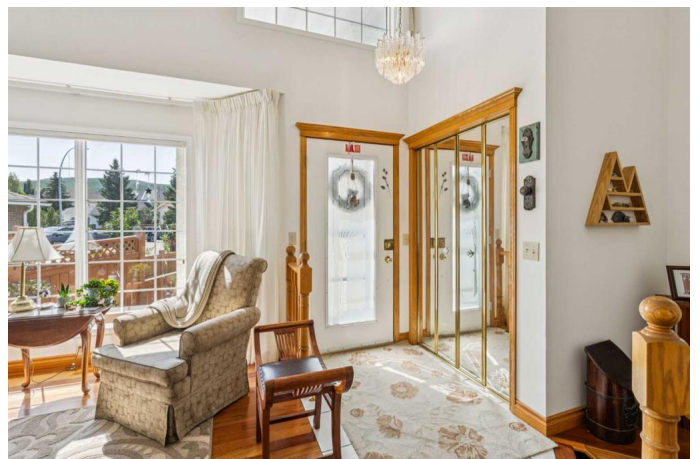
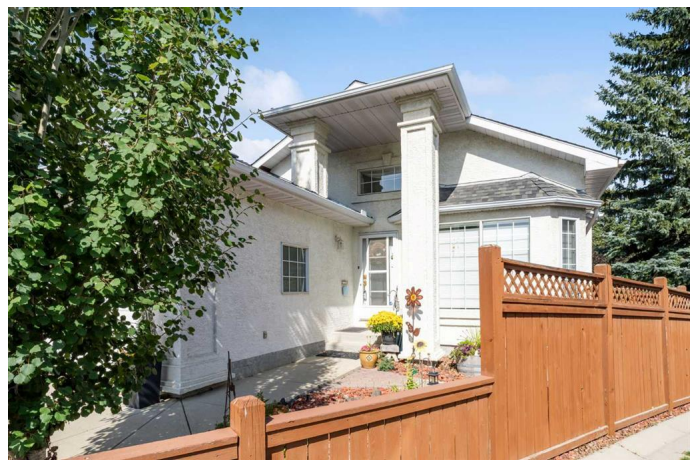
\$749,900

4 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.15 Acres

Valley Ridge, Calgary, Alberta

Welcome to this charming fully developed walkout bungalow featuring total of 4 bedrooms, 3 full baths, beautiful Brazilian cherry floors & located on a wonderfully landscaped, private yard backing on a park. This home offers an inviting living room/dining room with soaring ceilings as you enter. The kitchen with center island, granite countertops, newer backsplash & appliances, pantry & breakfast nook has garden door access to the sunny deck, overlooking the lush back yard- a perfect place for your morning coffee or evening barbecue. The gorgeous hardwood extends down the hallway through to the 2 bedrooms. There is a 4 piece bath (Vinyl flooring) which can be accessed by a ceiling track lift from the second bedroom & also continues to the main living area. The large primary bedroom contains a walk-in closet, ceiling fan & bright, spacious 5 piece ensuite bath (Vinyl flooring) with jetted tub & separate shower. The back hallway leads to the laundry/mudroom with sink & to the double, attached, drywalled garage with convenient ramp if needed. The finished walkout has a wonderful open design with gas fireplace, a convenient wet bar area, perfect for entertaining or family movie night. There are 2 large bedrooms on this lower level & a 4 piece bath. To complete this lower area there is a good sized storage room. The maturely landscaped yard, has a garden shed, covered patio under the deck, fire pit & interlocking pathways. A newer furnace, new hot water



tank, underground sprinklers as well as 12 year new shingles complete this home. This is a perfect home if you need handicap access or a perfect home if you simply want a walkout bungalow on a fabulous lot in the desirable community of Valley Ridge.

Built in 1993

Essential Information

MLS® #	A2252473
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	44 Valley Meadow Close Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5M1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Storage, Vaulted Ceiling(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage, Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.