

# \$730,000 - 119 Valley Stream Circle Nw, Calgary

MLS® #A2259449

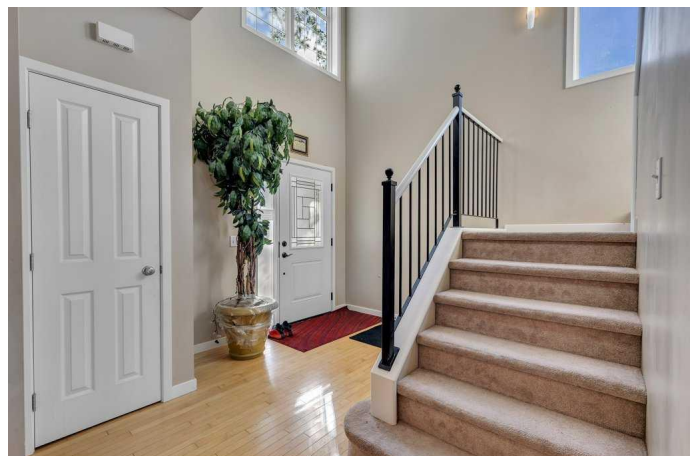
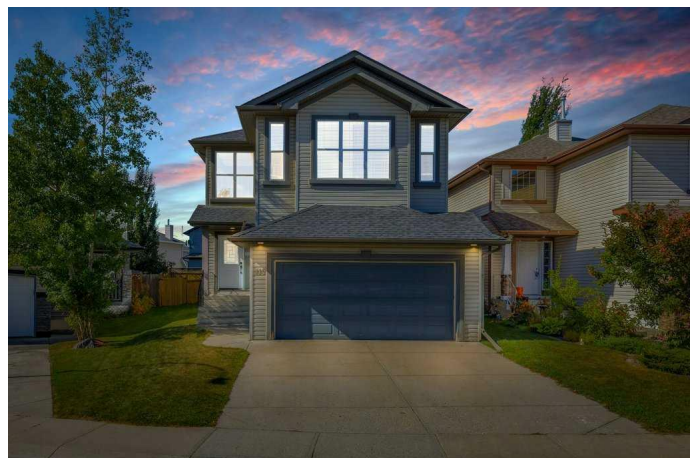
**\$730,000**

3 Bedroom, 3.00 Bathroom, 2,067 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

If you're searching for a spacious and modern two-storey home with an open concept design, air conditioning, bonus room, breakfast bar, large recreation room, and a west-facing backyard, look no further—this property has it all! And with the following upgrades you can't go wrong: Upgrades in the last 2 years include: hot water tank, high efficiency furnace, new main entrance door, new triple pane windows on main level, refinished and repainted kitchen and bathroom cabinets and new dishwasher. With almost 2,100 square feet of living space, this home features three bedrooms upstairs, including a generous bonus room perfect for family movie nights. The open foyer leads seamlessly into the main gathering area, which includes the kitchen, dining room, and living room for effortless entertaining and everyday living. The well-organized, bright kitchen boasts a breakfast bar, corner pantry, and stainless steel appliances. Enjoy meals in the dining room, which features large west-facing windows that fill the space with natural light. The living room is highlighted by expansive windows and a gas fireplace that creates a cozy and welcoming atmosphere at the heart of the home. On the main floor, you'll find a laundry area and a half bath for added convenience, along with access to the double attached garage, which is both drywalled and insulated. Upstairs, the primary bedroom offers a four-piece ensuite and a walk-in closet. Two additional bedrooms and a



four-piece bathroom provide ample space for family or guests. The large bonus room is ideal for movie nights or relaxation. The finished lower level includes a large recreation room has high ceilings, with plenty of space to add one or two more bedrooms if needed. It is also roughed in to add a bathroom. Step outside to the west-facing backyard, where youâ€™ll find a spacious two-tiered deck with built-in seating and gas hook-upsâ€”perfect for outdoor gatherings and enjoying summer evenings. Located in Valley Ridge, this home offers quick access to both the mountains and downtown via Stoney Trail, providing the ideal blend of nature and convenience. Nearby amenities and endless outdoor opportunities are right at your doorstep. Donâ€™t miss your opportunity to own this exceptional property in one of Calgaryâ€™s most sought-after communities!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259449    |
| Price          | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,067       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 119 Valley Stream Circle Nw |
| Subdivision | Valley Ridge                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 5W2 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 42                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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