

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

MLS® #A2252473

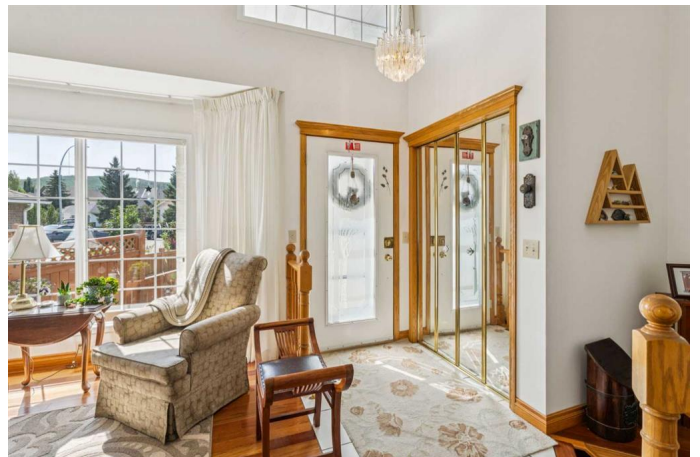
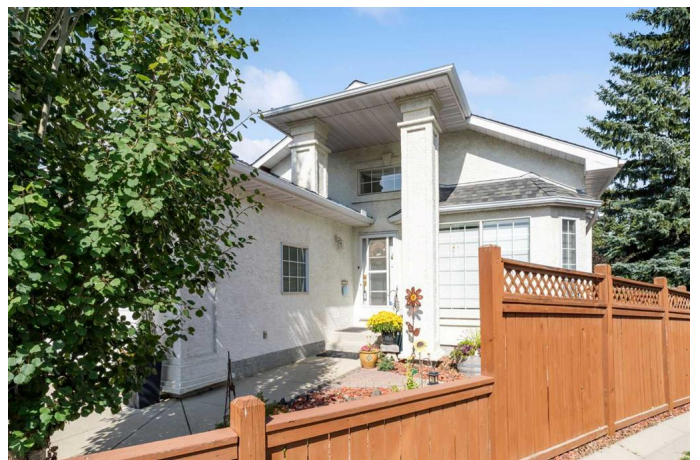
**\$749,900**

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, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| 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, Fire Pit, Private Yard, Storage                                                                                                          |
| 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 | 9                 |
| Zoning         | R-CG              |

## Listing Details

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

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