

# \$874,500 - 86 Valley Pointe Way Nw, Calgary

MLS® #A2231796

**\$874,500**

4 Bedroom, 4.00 Bathroom, 2,190 sqft

Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

Meander down a quiet street in the charming community of Valley Ridge and be welcomed by this beautiful residence. It offers a stunning curb appeal with its stone accents and premium Hardie Board siding. With a sought-after green belt behind, enjoy extra privacy, nature and relaxation. Step inside and instantly feel at home. With a spacious foyer, open floorplan and elegantly laid diagonal hardwood flooring, this home exudes comfort and style. The kitchen is the heart of the home, a space your family and guests will gather around - featuring extended cabinetry, an oversized island with a built-in wine rack and a new fridge and dishwasher. Both the dining room and living room overlook the serene backyard. This home offers exceptional flow with a spacious walk-through pantry that leads to the mudroom with built-in cabinetry, bench seating and an additional walk-in closet.

Up an elegant staircase with curved stairs, you will find the most perfect, family-friendly layout. The two kids's™ bedrooms are equal in size and both offer custom designed California Closets. The main bathroom is conveniently just across the hall. The upstairs laundry room has it all with a new washer/dryer, cabinetry, a sink and a window to bring in light. With a full-sized bonus room with expansive windows, your family can enjoy an upstairs play room, tv area or kids's™ hang out space. The primary suite offers luxury and a place to relax, with vaulted ceilings, a quaint window seat, California



Closets, and a luxurious ensuite with skylights. The fully finished basement completed by the professionals at Basement Builders in 2022, is designed for family entertainment, with a welcoming rec area equipped with Cat 6 wiring, a bar area, a home gym, a fourth bedroom, a full bathroom, and a whimsical under-the-stairs play space for the kids. Recent and additional updates to the home include fresh paint inside and out, air conditioning, California Closets, new fridge (2024), new dishwasher (2025), new washer/dryer (2025) and the developed basement (2022). Outside, the landscaped yard is the perfect retreat with lush greenery, a lower stone patio, oversized upper deck, and a gas line for a BBQ. A gate opens directly to the greenbelt behind â€“ a wonderful spot to kick a soccer ball and run around. Just steps away, is the Valley Pointe playground as well as access to the picturesque walking paths throughout the community. Valley Ridge offers incredible connectivity west out to the mountains, as well as a quick drive to downtown and easy access to Stoney Trail. This is a lovely home designed with families in mind. Book your private tour today.

Built in 2011

**Essential Information**

MLS® #	A2231796
Price	\$874,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,190
Acres	0.09
Year Built	2011
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	86 Valley Pointe Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	4
Zoning	R-G

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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