

# \$649,900 - 90 Valley Ponds Crescent Nw, Calgary

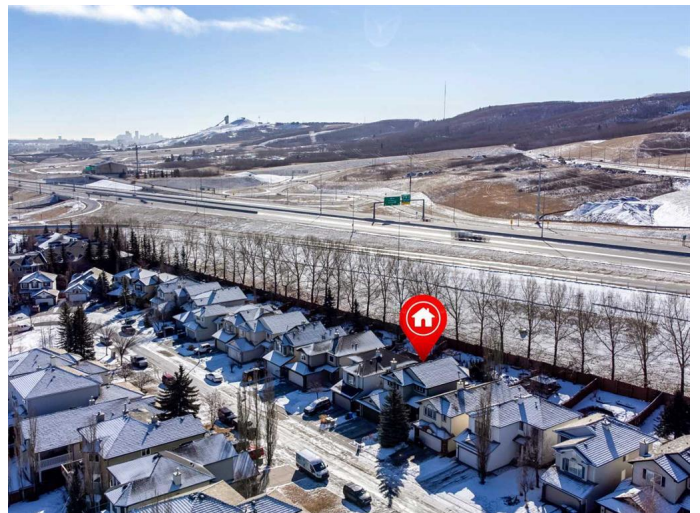
MLS® #A2203192

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,579 sqft  
Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

This beautifully maintained home in Valley Ridge offers over 2,300 sq ft of finished living space, featuring 4 bedrooms and 4 bathrooms—making it the perfect family home. Freshly painted in 2021, the entire home is bright and modern. The spacious kitchen, ideal for family gatherings, includes a new fridge (2023) and dishwasher (2022), ample storage and counter space, and a large island overlooking the breakfast nook & family room. The gas stove and on-demand hot water tap make it a chef's dream. The main-level living room is open and airy, featuring a river rock-faced fireplace, soaring vaulted ceilings, and large windows that flood the space with natural light. The hardwood floors flow throughout the main floor, which also includes a 2-piece bath, a mudroom, and a laundry room off the garage, as well as an additional living area near the front foyer. The upper-level features two bedrooms and a 4-piece bath. The primary suite includes a 5-piece ensuite with a walk-in shower, a large soaker tub, and two walk-in closets. The basement, fully renovated in 2024, offers a 3-piece bath and two additional bedrooms. A new central air system and furnace were installed in 2022. The backyard is low-maintenance, beautifully landscaped with an abundance of perennials, and provides the perfect outdoor oasis. Relax in the 4-person hot tub or lounge on the south-facing patio. The convenient plumbed-in gas line allows for year-round grilling. This home is within walking



distance of the Plazebo Shopping Centre, Valley Ridge Outdoor Rink and Sports Court. Just minutes from Valley Ridge Golf Course, the University of Calgary, Foothills Medical Campus, and Alberta Children's Hospital. Close to Webber Academy and Rundle College, with easy access to transit and downtown. Outdoor enthusiasts will appreciate the network of wooded pathways throughout the community, as well as proximity to Winsport and easy access to the Trans Canada Highway, leading west to the Rockies.

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203192    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,579       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 90 Valley Ponds Crescent Nw |
| Subdivision | Valley Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B5T6                      |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

Parking Double Garage Attached, Driveway, Front Drive  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private  
Roof Pine Shake  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 18th, 2025  
Days on Market 7  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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