

# \$970,000 - 247 Valley Pointe Way Nw, Calgary

MLS® #A2203887

**\$970,000**

5 Bedroom, 4.00 Bathroom, 2,434 sqft  
Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

What more could you ask for than a massive 3,400 SQ FT, 5-bedroom, 3.5-bathroom home situated on a CORNER LOT? This property not only offers a LEGAL SUITED BASEMENT but also boasts a SUNNY Southwest-facing backyard oasis, bathed in NATURAL LIGHT throughout the day. All this is just steps away from some of Calgary's most picturesque WALKING TRAILS, with breathtaking views of the BOW VALLEY and the ROCKY MOUNTAINS. Welcome to 247 Valley Pointe Way, a stunning residence nestled in the peaceful, nature-rich community of Valley Ridge, where tranquility meets sophisticated living.

As you step through the grand entrance, you'll immediately notice the exquisite details that define this home. Passing by a spacious, well-appointed FORMAL DINING or OFFICE, you'll be greeted by the large, LUXURIOUS KITCHEN that's sure to impress any chef or entertainer. This gourmet kitchen features a large GRANITE ISLAND, high-end stainless steel appliances including a GAS RANGE, a bar cooler, and an abundance of STORAGE space—making it ideal for hosting family gatherings or holiday dinners. The open-concept layout seamlessly flows into the dining and living areas, where you'll find a cozy GAS FIREPLACE, perfect for those chilly evenings.

During the warmer months, enjoy easy access



from the living area to the comfortable backyard, complete with a charming PERGOLA, offering the perfect setting for al fresco dining while you take in the beautifully landscaped garden and watch the stunning sunsets.

Upstairs, you'll discover a cozy BONUS ROOM, ideal for late-night movies or quiet relaxation. There are two generously sized GUEST BEDROOMS and a master retreat that feels like its own private sanctuary, featuring a MASSIVE 5-PIECE EN-SUITE BATHROOM and a spacious WALK-IN CLOSET. Another well-appointed full guest bathroom ensures comfort for family and visitors alike.

The fully self-contained, LEGAL BASEMENT SUITE is accessed through its own private side entrance, offering the perfect space for guests, extended family, or rental income. The open-concept design is both functional and stylish, with a large kitchen island, high-quality appliances, and elegant millwork throughout.

Situated in a prime location that combines the best of both worlds, this home provides the convenience of being just 15-20 minutes from downtown Calgary, while also offering the peaceful serenity of nature, fresh air, and outdoor adventure right at your doorstep. Whether you're enjoying a hike through nearby trails or unwinding in your private backyard, this home offers a lifestyle that's second to none.

Don't miss out on the opportunity to make this exceptional property yours—book a showing with your favorite realtor today!

Built in 2012

## **Essential Information**

MLS® #	A2203887
Price	\$970,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,434
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	247 Valley Pointe Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Double Vanity, Granite Counters, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Yard, Corner Lot, Front Yard, Garden  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 21st, 2025  
Days on Market 12  
Zoning R-G

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.