

# \$1,095,000 - 46 Valley Ponds Way Nw, Calgary

MLS® #A2209057

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,741 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

OPEN HOUSE APRIL 12 SATURDAY  
130-4PM . Large family home, BACKING ON TO THE the Valley Ridge Golf Course, boasting over 2700 sf above grade plus a fully finished WALKOUT BASEMENT, with in-floor radiant heating! This is the most CONVENIENT location in upper Valley Ridge where you can walk to the commercial plaza while enjoying quick access to the highway. The home itself is perfect for a big family looking for spacious rooms. Enter to a grand, open foyer with ample space to greet guests. To the left is an enclosed formal den with vaulted ceilings and built-in shelving. Toward the back is the mid kitchen with craftsman style cabinetry and built-in wall oven. To the rear is a spacious family room with gas fireplace and access to the rear deck. Adjacent is the formal dining area plus living room, overlooking the golf course. Upstairs, there are 3 very spacious bedrooms and 2 full baths, one of which is the master ensuite. The lower level is fully finished with 2 more bedrooms, another full bath, theatre/media room, plus a large rec room, all enjoying radiant infloor heating! Some of the extras include central Air Conditioning, infrared garage heater, electrical CHARGER for EV vehicle in the garage, and dining room table, chairs and hutch will be left with for the new buyers! Perfect for a growing family boasting large rooms, enjoy the best part of Valley Ridge featuring quick access to downtown , Stoney Trail, and west to the Rockies! Don't



miss out..

Built in 1999

### Essential Information

MLS® #	A2209057
Price	\$1,095,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,741
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	46 Valley Ponds Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, French Door, High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Standard, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, On Golf Course, Rectangular Lot, Treed
Roof	Pine Shake
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.