

# \$1,325,000 - 194 Valley Pointe Way Nw, Calgary

MLS® #A2218802

**\$1,325,000**

4 Bedroom, 4.00 Bathroom, 2,778 sqft

Residential on 0.15 Acres

Valley Ridge, Calgary, Alberta

\*\*\*OPEN HOUSE SAT, MAY 24th from 1pm-3pm\*\*\* EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE

Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living.

The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience.

The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a



spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car garage, providing both comfort and convenience. Whether you're enjoying the views, entertaining outdoors, or playing a round of golf at the nearby Valley Ridge Golf Course, this home offers a unique combination of luxury and nature. New owner will love this location 5 minutes to the Farmer's Market, 20 minutes from Downtown, 25 minutes to the airport, 45 minutes to Canmore!!

Built in 2014

**Essential Information**

MLS® #	A2218802
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,778
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	194 Valley Pointe Way Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B3

### **Amenities**

Parking Spaces	6
Parking	Front Drive, Triple Garage Attached, Aggregate
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Dog Run, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Lawn, Low Maintenance Landscape, No Neighbours Behind, Secluded, Street Lighting, Treed, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	13

Zoning

R-G

## **Listing Details**

Listing Office

RE/MAX Realty Professionals

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