

# \$1,099,900 - 117 Valley Woods Place Nw, Calgary

MLS® #A2225191

**\$1,099,900**

3 Bedroom, 4.00 Bathroom, 2,831 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

This is more than a home—it's a lifestyle. Welcome to 117 Valley Woods Place NW, a stunning 2-storey walkout backing directly onto Hole #1 of the Valley Ridge Golf Course. Tucked away on a quiet cul-de-sac, this exceptional property combines timeless design, quality craftsmanship, and an unbeatable location with stunning views of the golf course and the BOW RIVER from the main living area and primary suite. As you enter, you're welcomed by a spacious foyer with soaring ceilings that opens into a warm and inviting main floor. The open-concept layout is anchored by a 3-way gas fireplace shared between the living and dining areas, creating an ideal atmosphere for both relaxing and entertaining. The kitchen boasts ample cabinetry, a large island, heated tile flooring, and breathtaking views of the greens beyond. A flex room on the main floor offers the perfect space for a home office, alongside a powder room for guests. Enjoy brand-new carpeting and fresh paint throughout the main and upper levels, giving the home a refreshed and move-in-ready feel. Upstairs features a bright and spacious bonus room with custom maple built-ins, a full bathroom, and a convenient laundry room. The expansive primary suite offers sweeping golf course views, a large walk-in closet, and a luxurious 5-piece ensuite with heated flooring, dual vanities, a deep soaker tub, and separate shower. The fully developed walkout basement is complete with a second gas fireplace, custom built-in



cabinetry, a spacious office or guest area, and room for a future bathroom. Step outside to your screened-in lower patio and expansive maintenance-free composite deckâ€”perfect for relaxing or entertaining while soaking in the serene surroundings. The beautifully landscaped yard and exceptional curb appeal further elevate this home. Additional features include: central A/C, water softener, new hot water tank (2023), and heated tile floors in the kitchen and both upstairs bathrooms. Lovingly cared for by the original owners, this home is a true retreat. Valley Ridge is rich in community amenities including an outdoor skating rink with a heated change area, hiking trails, parks, and quick access to the golf course clubhouse. You're just 10 minutes to skiing and year-round fun at WinSportâ€™s Olympic Park, only 45 minutes to the ski lifts at Nakiska, and close to Calgaryâ€™s Farmersâ€™ Market and the upcoming Costco. With fast access to the TransCanada Highway, getting to the mountains or downtown is a breeze. This is a rare opportunity to experience elevated living in one of Calgaryâ€™s most desirable golf course communities.

Built in 2006

**Essential Information**

MLS® #	A2225191
Price	\$1,099,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,831
Acres	0.11
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Valley Woods Place Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6A1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	47
Zoning	R-CG

**Listing Details**

Listing Office	Coldwell Banker United
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