

# \$719,900 - 74 Valley Brook Circle Nw, Calgary

MLS® #A2232126

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,730 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

WELCOME HOME! This move-in ready home on a peaceful street in a highly desirable location is just minutes from Trinity Hills shopping, Canada Olympic Park (COP), WinSport facilities, and quick access to both Stoney Trail and Highway 1 for an easy commute or a weekend mountain getaway! This spacious home offers over 2,560 sq. ft. of developed living space and sits on a large, beautifully landscaped lot with mature grass, a blooming lilac tree, and a massive deck. Inside, you'll find fresh paint throughout and a bright, open-concept layout. The updated kitchen offers a beautiful island, lots of prep space, and a cheerful, airy feel that flows into the dining area overlooking the backyard. Immaculate hardwood floors span the main level, which includes a welcoming foyer with soaring 17-ft ceilings, a cozy living room with a gas fireplace, main floor laundry, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms and a 4-piece main bath. The primary bedroom is complete with vaulted ceilings, a large walk-in closet and a spacious ensuite featuring a soaker tub and separate shower. The fully finished basement offers a huge recreation room with a second gas fireplace, a fourth bedroom, full bathroom, and a finished storage area. Additional highlights include a one year old roof, new ultra high efficiency furnace, and AC for those hot summer days. With tons of amenities steps away such as walking/biking paths along the river, pickleball courts, outdoor rink,



community center, golf course, and the new Trinity Hills and COP area a short distance away, this home offers long-term value and convenience. Don't miss this fantastic opportunity—this home truly has it all!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232126    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,730       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 74 Valley Brook Circle Nw |
| Subdivision | Valley Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3B 5S3                   |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage |
|-------------------|--|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Other, Private Yard, Storage |
| Lot Description   | Back Yard, Low Maintenance Landscape, Other    |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.