

# \$698,888 - 187 Valley Brook Circle Nw, Calgary

MLS® #A2255229

**\$698,888**

4 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.10 Acres

Valley Ridge, Calgary, Alberta

Welcome to the heart of Valley Ridge, a family-friendly community where nature, convenience, and a welcoming atmosphere come together. This sought-after neighbourhood offers direct access to the Valley Ridge Golf Course, Bow River pathways, and over 50% preserved green space—ideal for hiking, biking, and exploring the outdoors. Families will value the proximity to reputable schools, while the active community association fosters connection through events and programs. With quick access to Highway 1 and Stoney Trail, commuting downtown or across the city is effortless. This beautifully maintained home blends classic charm with modern comfort. The main level features a spacious foyer leading into a sun-filled living room with soaring 20-foot ceilings. An open floor plan flows into the dining area and generous kitchen, all overlooking the backyard. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms share a Jack & Jill bathroom, and laundry is conveniently located on the upper level. The finished basement offers a large family room, fourth bedroom, full bathroom, and ample storage. Outside, mature trees, a wood deck, and a garden shed create a private backyard retreat—perfect for relaxing or entertaining.

Built in 1997

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2255229    |
| Price          | \$698,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,703       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 187 Valley Brook Circle Nw |
| Subdivision | Valley Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3B 5S1                    |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                      |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway, On Street |
| # of Garages   | 2                                                                                                      |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas, Living Room, Insert                                                                                                                                       |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Garden                                             |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Garden |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete, Slab                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 60                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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