

\$970,000 - 247 Valley Pointe Way Nw, Calgary

MLS® #A2203887

\$970,000

5 Bedroom, 4.00 Bathroom, 2,434 sqft
Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

What more could you ask for than a massive 3,400 SQ FT, 5-bedroom, 3.5-bathroom home situated on a CORNER LOT? This property not only offers a LEGAL SUITED BASEMENT but also boasts a SUNNY Southwest-facing backyard oasis, bathed in NATURAL LIGHT throughout the day. All this is just steps away from some of Calgary's most picturesque WALKING TRAILS, with breathtaking views of the BOW VALLEY and the ROCKY MOUNTAINS. Welcome to 247 Valley Pointe Way, a stunning residence nestled in the peaceful, nature-rich community of Valley Ridge, where tranquility meets sophisticated living.

As you step through the grand entrance, you'll immediately notice the exquisite details that define this home. Passing by a spacious, well-appointed FORMAL DINING or OFFICE, you'll be greeted by the large, LUXURIOUS KITCHEN that's sure to impress any chef or entertainer. This gourmet kitchen features a large GRANITE ISLAND, high-end stainless steel appliances including a GAS RANGE, a bar cooler, and an abundance of STORAGE space—making it ideal for hosting family gatherings or holiday dinners. The open-concept layout seamlessly flows into the dining and living areas, where you'll find a cozy GAS FIREPLACE, perfect for those chilly evenings.

During the warmer months, enjoy easy access



from the living area to the comfortable backyard, complete with a charming PERGOLA, offering the perfect setting for al fresco dining while you take in the beautifully landscaped garden and watch the stunning sunsets.

Upstairs, you'll discover a cozy BONUS ROOM, ideal for late-night movies or quiet relaxation. There are two generously sized GUEST BEDROOMS and a master retreat that feels like its own private sanctuary, featuring a MASSIVE 5-PIECE EN-SUITE BATHROOM and a spacious WALK-IN CLOSET. Another well-appointed full guest bathroom ensures comfort for family and visitors alike.

The fully self-contained, LEGAL BASEMENT SUITE is accessed through its own private side entrance, offering the perfect space for guests, extended family, or rental income. The open-concept design is both functional and stylish, with a large kitchen island, high-quality appliances, and elegant millwork throughout.

Situated in a prime location that combines the best of both worlds, this home provides the convenience of being just 15-20 minutes from downtown Calgary, while also offering the peaceful serenity of nature, fresh air, and outdoor adventure right at your doorstep. Whether you're enjoying a hike through nearby trails or unwinding in your private backyard, this home offers a lifestyle that's second to none.

Don't miss out on the opportunity to make this exceptional property yours—book a showing with your favorite realtor today!

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203887 |
| Price | \$970,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,434 |
| Acres | 0.13 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 247 Valley Pointe Way Nw |
| Subdivision | Valley Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 6B4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Double Vanity, Granite Counters, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator, Gas Cooktop |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, Corner Lot, Front Yard, Garden
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025
Days on Market 14
Zoning R-G

Listing Details

Listing Office eXp Realty

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