

**267 Valley Brook Circle NW**  
**Calgary, Alberta**

**MLS # A2167235**



**\$719,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home in the highly desirable Valley Ridge neighborhood. This impeccably maintained residence by original owner offers 2000 sq ft of comfortable and stylish living space, ready for you to move in and enjoy. The open-concept layout effortlessly connects the living, dining, and kitchen areas, with vaulted ceiling. The kitchen is equipped with stainless steel appliances and stunning, while the living room showcases an open area surrounded by large windows and soaring vaulted ceilings. From the upper deck, take in panoramic views of the city and COP. The main floor is thoughtfully designed with one bedroom and a well-appointed 4-piece bathroom plus, a laundry room. Upstairs, you'll find the master suite, complete with a 4-piece ensuite bathroom and a spacious walk-in closet. The professionally developed lower level walk-out offers a versatile space that includes a separate kitchenette, living area with a fireplace, a bedroom, a storage area, and a 3-piece bathroom. Step outside to discover a beautifully landscaped yard that serves as your private retreat, perfect for relaxing and entertaining. The property features a double attached garage and a driveway for ample parking. This home has been thoughtfully updated, with recent. Ideally located near all essential amenities and with easy access to the #1 highway leading to the Rocky Mountains, this property is a rare find and won't last long. Don't miss out on this exceptional opportunity!