

\$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 home 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 golf course views 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 truly offers the perfect blend of elegance, comfort, and location. Steps from nature trails, parks, and the golf course clubhouse, this is a rare opportunity to live the Valley Ridge lifestyle.

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, On Golf Course, Private
Roof Asphalt Shingle
Construction Stone, Stucco
Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025
Days on Market 17
Zoning R-CG

Listing Details

Listing Office Coldwell Banker United

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