$1,150,000 - 154 Valley Glen Heights Nw, Calgary

MLS® #A2211459

$1,150,000
4 Bedroom, 4.00 Bathroom, 2,460 sqft
Residential on 0.16 Acres

Valley Ridge, Calgary, Alberta

Nestled on a beautifully landscaped 6,910 sq ft lot, this walkout home backs directly onto the Bow River Pathway system and a serene environmental reserve. Proudly brought to market for the first time by the original owners, this residence has been lovingly maintained and thoughtfully renovated over the years, creating more than 3,600 sq ft of beautifully finished living space. Designed with both family living and entertaining in mind, this home combines functionality, comfort, and elegance throughout. You will immediately notice the stunning curb appeal of this property that sets it apart from the other homes on the street. Step inside to a main floor that flows effortlessly, featuring a sunken family room off the spacious, recently updated kitchen (renovated in 2021 with in-floor heating and custom cabinetry), a formal dining room, and a practical mudroom with main floor laundry. From the kitchen and family room, enjoy stunning views of the natural green space beyond your backyard, with direct access to the large upper deckâ€”perfect for hosting and relaxing outdoors. Upstairs, the expansive primary suite is a peaceful retreat with abundant natural light, a walk-in closet, and a luxurious ensuite with double vanities, a walk-in shower, and a deep soaker tub. Two additional bedroomsâ€”connected by a fun "secret" passage between their closetsâ€”plus a bright and sunny office with custom cabinetry (desks, filing cabinets and shelving) and a queen murphy bed, a charming study nook

and a 4-piece bath with in-floor heat complete the upper level. The walkout basement offers even more space to unwind, featuring a spacious family room, fourth bedroom, 3-piece bath, and generous storage. Outside, the private backyard oasis is ideal for all seasons and occasionsâ€”with multiple outdoor entertaining zones including a hot tub, patio, firepit area, and a custom-designed split playhouse/shed that perfectly complements the home. The professionally landscaped and maintained gardens and yard are incredible. Notable updates include â€¦ furnace, A/C, humidifier, central vac (2022), water heater (2018), exterior doors (2018), garage door (2019), exterior painting (2021) and roof (2011). This is a rare opportunity to own a truly special home in an unbeatable location with easy access to both Hwy 1 and Stoney Trail â€”don't miss your chance to make it yours!

Built in 1997

Essential Information

MLS® #	A2211459
Price	$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,460
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	154 Valley Glen Heights Nw

Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Treed, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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