

\$969,900 - 119 Valley Ridge Green Nw, Calgary

MLS® #A2228920

\$969,900

4 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.19 Acres

Valley Ridge, Calgary, Alberta

A GOLF COURSE HOME FOR UNDER A
MILLION DOLLARS !!!!!!! OPEN
HOUSE SATURDAY SEPTEMBER 20TH 1-4

Welcome to Valley Ridge nestled on the out skirts of city with amazing easy access to both Highway 1 and Stoney Trail. You will find this family home backing west onto the 12th hole of the Valley Ridge golf course on one of the largest lots on the street, with amazing views of a water hazard and the rolling fairways . The curved drive way brings you to the double attached garage and front door. An impressive foyer opens to the vaulted ceiling living and dining rooms. Beyond is the renovated kitchen, with ample cabinet space, granite counter tops , stainless appliances and sky lights to flood the room with light , a corner sink allows you to wash dishes with views to the golf course. A family eating area , with access to the large deck and the adjoining family room with fireplace are perfect for the active family. A working den a 2 piece powder room and the laundry room with access to the garage complete the main floor. Up the carpeted stair is the primary bedroom with sweeping views of the golf course, a walk in closet and renovated 5 piece ensuite with custom tile and granite counter tops. There are 2 large additional bedrooms , as well as a 4 piece renovated bathroom. In the lower level walk out you will find a 4 th bedroom with a 3 piece ensuite with a custom tile shower, perfect for a teenager or as a guest room, a large rec room, and a home theatre room with



all the equipment being left. There is also a large unfinished storage room, with the 2 furnaces, water softener and the water filtration system and the tankless hot water heater , the home has central air for the upper floor . The back yard is fully fenced for kids or pets

Built in 1992

Essential Information

MLS® #	A2228920
Price	\$969,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	119 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5L5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier, Water Softener
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Rectangular Lot, On Golf Course, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	67
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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