

# \$749,800 - 119 Valley Stream Circle Nw, Calgary

MLS® #A2259449

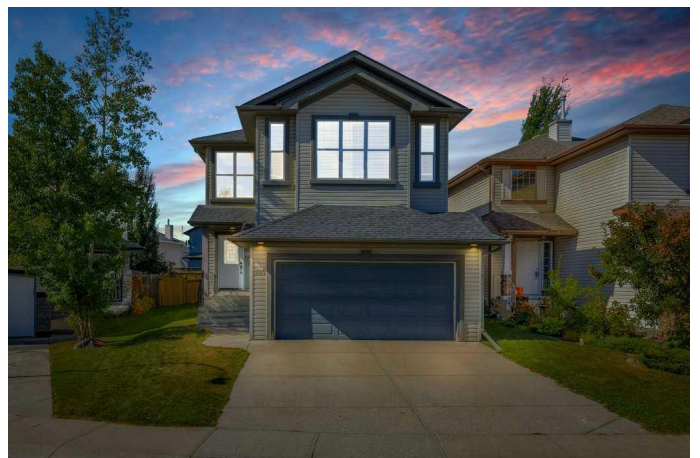
**\$749,800**

3 Bedroom, 3.00 Bathroom, 2,067 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

If you're searching for a spacious and modern two-storey home with an open concept design, air conditioning, bonus room, breakfast bar, large recreation room, and a west-facing backyard, look no further—this property has it all! And with the following upgrades you can't go wrong: Upgrades in the last 2 years include: hot water tank, high efficiency furnace, new main entrance door, new triple pane windows on main level, refinished and repainted kitchen and bathroom cabinets and new dishwasher. With almost 2,100 square feet of living space, this home features three bedrooms upstairs, including a generous bonus room perfect for family movie nights. The open foyer leads seamlessly into the main gathering area, which includes the kitchen, dining room, and living room for effortless entertaining and everyday living. The well-organized, bright kitchen boasts a breakfast bar, corner pantry, and stainless steel appliances. Enjoy meals in the dining room, which features large west-facing windows that fill the space with natural light. The living room is highlighted by expansive windows and a gas fireplace that creates a cozy and welcoming atmosphere at the heart of the home. On the main floor, you'll find a laundry area and a half bath for added convenience, along with access to the double attached garage, which is both drywalled and insulated. Upstairs, the primary bedroom offers a four-piece ensuite and a walk-in closet. Two additional bedrooms and a



four-piece bathroom provide ample space for family or guests. The large bonus room is ideal for movie nights or relaxation. The finished lower level includes a large recreation room has high ceilings, with plenty of space to add one or two more bedrooms if needed. It is also roughed in to add a bathroom. Step outside to the west-facing backyard, where youâ€™ll find a spacious two-tiered deck with built-in seating and gas hook-upsâ€”perfect for outdoor gatherings and enjoying summer evenings. Located in Valley Ridge, this home offers quick access to both the mountains and downtown via Stoney Trail, providing the ideal blend of nature and convenience. Nearby amenities and endless outdoor opportunities are right at your doorstep. Donâ€™t miss your opportunity to own this exceptional property in one of Calgaryâ€™s most sought-after communities!

Built in 2003

**Essential Information**

MLS® #	A2259449
Price	\$749,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	119 Valley Stream Circle Nw
Subdivision	Valley Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2025
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.