

# \$1,190,000 - 107 Valley Ridge Green Nw, Calgary

MLS® #A2247438

**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 2,675 sqft

Residential on 0.19 Acres

Valley Ridge, Calgary, Alberta

BACKING ON THE 12TH FAIRWAY |  
SUNNY WEST BACKYARD | OVERSIZED  
PRIVATE PIE LOT

Open house Thursday August 14th

5:30-7:30pm and Saturday August 16th

12-2pm. With serene views of the golf course

and water feature, this home offers an

unparalleled setting. Nestled on a quiet,

estate street in Valley Ridge, on a nearly

quarter acre lot, this dream home awaits. As

you meander along the sidewalk to the front

door, the curb appeal is captivating. Upon

stepping inside, the vaulted foyer, refined

formal spaces, and classic spindle staircase

make a lasting impression. Extensive updates

to the home have been completed including

painting (2024), ensuite bathroom renovation

(2024), hardwood upstairs (2024), all triple

pane windows (2023), new hot water tank

install (2024), front door (2023), balcony door

(2023), backyard concrete patio and shed

(2021), balcony replaced (2020), air

conditioning units installed (2017), basement

flooring (2016), and all of the poly B piping

was removed and replaced (2016). You can

simply move in and add your personal

touches. The main floor offers a beautiful

layout including a home office with French

doors, a spacious family room with a gas

fireplace and surrounding built-ins, a nook

area and an expansive kitchen fit with a

pantry. The sweeping west views from this

main level are outstanding. Step on to the

deck to enjoy the peaceful setting and sunny



west exposure. Upstairs, hardwood floors flow throughout. French doors lead to the primary retreat offering an extra sitting room, fully renovated ensuite bathroom and walk-in closet. The primary is very special with stunning views of the golf course and endless sky. The two kids' bedrooms are well-sized with nice closet space. The bright, fully finished walk-out basement includes a large rec room with a cozy fireplace, a fourth bedroom, a full bathroom and generous storage space. The backyard truly adds magic and privacy with endless space for the kids to run around, a lower patio and mature greenery. Valley Ridge's acclaimed golf course winds throughout the community, offering scenic views at every turn. With its close proximity to major routes, you are a short drive to both the mountains and Stoney Trail to get you around the city with ease. The highly anticipated Bingham Crossing is a quick 7-minute drive and will have Costco and many other wonderful shops. Come and view this exceptional home and prepare to fall in love.

Built in 1992

### **Essential Information**

MLS® #	A2247438
Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,675
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	107 Valley Ridge Green Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5L5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Private, Views, On Golf Course, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office            RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.