

# \$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's 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 | 6                 |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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