

\$779,000 - 35 Valley Stream Manor Nw, Calgary

MLS® #A2251162

\$779,000

3 Bedroom, 3.00 Bathroom, 2,298 sqft
Residential on 0.14 Acres

Valley Ridge, Calgary, Alberta

Welcome to Valley Ridge, a community where natural beauty meets convenience. This 2,298 sq. ft. 2-storey home offers a thoughtful layout with a private and beautifully landscaped lot, and unbeatable access to both the city and mountain amenities. Inside, you™re greeted by a bright foyer with soaring ceilings that offer a warm and inviting feel.. The open-concept main floor is designed for family living and entertaining, featuring a spacious living room with a cozy gas fireplace and a large picture window overlooking the picturesque backyard. The kitchen is well-appointed with a central island, black appliances, a walk through pantry, and plenty of counter space, flowing seamlessly into the dining area where oversized windows bring the outdoors in. A handy main floor laundry/mudroom and a 2-piece bath complete this level. Upstairs, discover a spacious bonus room with vaulted ceilings and expansive windows offering sweeping views of the ravine and valley perfect for movie nights, a home office, or a family hangout. The primary suite is a true retreat with a walk-in closet and a full ensuite complete with dual sinks, a deep soaker tub, and a separate shower. Two additional bedrooms and a 4-piece bathroom provide comfortable accommodations. Step outside into your private west facing backyard oasis, where mature fruit bearing trees, a lush lawn, and a deck create the perfect space for outdoor entertaining or peaceful relaxation. Stay cool over the summer months with central



A/C and warm in the winter with the high efficiency furnace that is only 3 years old. You will love the location: with scenic views from the front and just steps away from the environmental reserve and walking trails. The community Golf course is just moments away and you are less than 20 minutes to downtown. The Foothills Hospital, Market Mall, and Costco are just a short drive away, and with quick westbound access, the mountains are within easy reach. Valley Ridge is known for its sense of community, with mostly single-family homes, green spaces, and a welcoming atmosphere. Don't miss your chance to see this one today.

Built in 2001

Essential Information

MLS® #	A2251162
Price	\$779,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,298
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Valley Stream Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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