

# \$1,099,900 - 117 Valley Woods Place Nw, Calgary

MLS® #A2225191

**\$1,099,900**

3 Bedroom, 4.00 Bathroom, 2,831 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

This is more than a home—it's a lifestyle. Welcome to 117 Valley Woods Place NW, a stunning 2-storey walkout home backing directly onto Hole #1 of the Valley Ridge Golf Course. Tucked away on a quiet cul-de-sac, this exceptional property combines timeless design, quality craftsmanship, and an unbeatable location with stunning golf course views from the main living area and primary suite. As you enter, you're welcomed by a spacious foyer with soaring ceilings that opens into a warm and inviting main floor. The open-concept layout is anchored by a 3-way gas fireplace shared between the living and dining areas, creating an ideal atmosphere for both relaxing and entertaining. The kitchen boasts ample cabinetry, a large island, heated tile flooring, and breathtaking views of the greens beyond. A flex room on the main floor offers the perfect space for a home office, alongside a powder room for guests. Enjoy brand-new carpeting and fresh paint throughout the main and upper levels, giving the home a refreshed and move-in-ready feel. Upstairs features a bright and spacious bonus room with custom maple built-ins, a full bathroom, and a convenient laundry room. The expansive primary suite offers sweeping golf course views, a large walk-in closet, and a luxurious 5-piece ensuite with heated flooring, dual vanities, a deep soaker tub, and separate shower. The fully developed walkout basement is complete with a second gas fireplace, custom built-in cabinetry, a spacious office or



guest area, and room for a future bathroom. Step outside to your screened-in lower patio and expansive maintenance-free composite deck—perfect for relaxing or entertaining while soaking in the serene surroundings. The beautifully landscaped yard and exceptional curb appeal further elevate this home. Additional features include: central A/C, water softener, new hot water tank (2023), and heated tile floors in the kitchen and both upstairs bathrooms. Lovingly cared for by the original owners, this home truly offers the perfect blend of elegance, comfort, and location. Steps from nature trails, parks, and the golf course clubhouse, this is a rare opportunity to live the Valley Ridge lifestyle.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225191    |
| Price          | \$1,099,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,831       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 117 Valley Woods Place Nw |
| Subdivision | Valley Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

Postal Code T3B 6A1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Garden, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Private  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025  
Days on Market 20  
Zoning R-CG

### Listing Details

Listing Office Coldwell Banker United

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.