

# \$675,000 - 9 Valley Meadow Close Nw, Calgary

MLS® #A2250641

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,899 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Welcome to Your New Home in Valley Ridge! Nestled in the heart of Valley Ridge, this beautifully maintained two-storey family home is just steps from parks, an outdoor rink, soccer fields, a golf course, and scenic walking paths that weave through the community. The thoughtfully designed kitchen features quartz countertops, a stylish tile backsplash, a central island, corner pantry, and a cozy breakfast nook—perfect for morning coffee or casual meals. This space flows seamlessly into the inviting family room, complete with a warm gas fireplace. The main floor also offers a formal dining room, convenient half bath, laundry area, and a versatile den with custom built-in cabinetry. Step outside to the south-facing tiered deck and take in breathtaking views of the west hills, overlooking a fully fenced and meticulously landscaped backyard. Upstairs, the spacious primary suite boasts a luxurious 5-piece ensuite with a jetted tub and separate shower. Two additional large bedrooms and a full 4-piece bathroom complete the upper level. Additional highlights include: Slate flooring, double attached garage, covered front porch, high-efficiency furnace, unfinished basement ready for your personal touch. With quick access to both the mountains and downtown via Stoney Trail, Valley Ridge offers the perfect blend of nature and convenience. Enjoy nearby amenities and endless outdoor opportunities right at your doorstep. Don't miss your chance to own this exceptional



property in one of Calgary’s most sought-after communities!

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250641    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,899       |
| Acres          | 0.11        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 9 Valley Meadow Close Nw |
| Subdivision | Valley Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 5M1                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                             |
| Heating           | Forced Air                                                                                                                   |

|                 |      |
|-----------------|------|
| Cooling         | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | None                                                                           |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Brick, Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 76                |
| Zoning         | R-CG              |

## Listing Details

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

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