

13 Valley Creek Road NW  
Calgary, Alberta

MLS # A2201597



**\$825,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Mounted cabinet in kitchen with freestanding cupboards underneath.

From the moment you step inside, this bungalow feels like home. The 9' ceilings and wide plank flooring set the tone—bright, open, and inviting. Natural light fills the front room, making it the perfect space to ease into your day, whether with a cup of coffee in your home office, morning yoga, or simply a cozy retreat for reading and relaxation. As you move into the heart of the home, the vaulted ceilings create an airy, open feel in the kitchen, dining, and living areas. The kitchen blends style and function with striking two-toned cabinetry, quartz countertops, ample pantry space, and stainless steel appliances. The living room, centered around a gas fireplace, features large windows framing backyard views. The dining area opens to the back deck, perfect for summer barbecues and quiet evenings outdoors. The primary suite is a sanctuary of its own, with vaulted ceilings, an ensuite, and walk-in closet. A conveniently located laundry room makes multi-tasking effortless and allows for single-level living. Downstairs, the space continues with a large rec room and a second fireplace—perfect for movie or game nights. One of the two additional bedrooms includes a cozy sitting or homework space. A newly finished bonus room, currently a blend of guest space and fitness area, adds even more flexibility. Outside, thoughtful landscaping extends the living space from the front patio to the large back deck, where you can enjoy the morning sun and a sunny west-facing backyard. A double-attached garage and ample storage make everyday life easy. Nestled in sought-after Valley Ridge, this home is surrounded by nature and convenience. Winding pathways, lush green spaces, and the Valley Ridge Golf Course are just minutes away, with easy access to parks and river trails. Plus, major roadways connect you quickly to downtown Calgary or the

Rocky Mountains for weekend adventures. This home has been thoughtfully updated with stylish and functional renovations. 2024: New washer/dryer, refreshed laundry with counters and shelving. Extensive landscaping enhances the outdoor spaces. 2022: Transformed an unfinished space into a gym/multi-purpose room with new flooring, lighting, and electrical. Upgraded lighting, remote-controlled ceiling fans, quartz kitchen island, new hardware, backsplash, paint, French doors, and top-down, bottom-up cellular shades. 2021: Expanded low-entry shower in the ensuite, matching wide plank flooring in the primary, and built-in closet organizers in the lower bedrooms. 2020: Wide plank laminate flooring on the main and new carpet in the basement. 2017: High-efficiency furnace and hot water tank. Move-in ready with stylish updates and smart improvements throughout!