

# \$1,095,000 - 46 Valley Ponds Way Nw, Calgary

MLS® #A2209057

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 2,741 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

OPEN HOUSE APRIL 12 SATURDAY  
130-4PM . Large family home, BACKING ON  
TO THE the Valley Ridge Golf Course,  
boasting over 2700 sf above grade plus a fully  
finished WALKOUT BASEMENT, with in-floor  
radiant heating! This is the most  
CONVENIENT location in upper Valley Ridge  
where you can walk to the commercial plaza  
while enjoying quick access to the highway.  
The home itself is perfect for a big family  
looking for spacious rooms. Enter to a grand,  
open foyer with ample space to greet guests.  
To the left is an enclosed formal den with  
vaulted ceilings and built-in shelving. Toward  
the back is the mid kitchen with craftsman  
style cabinetry and built-in wall oven. To the  
rear is a spacious family room with gas  
fireplace and access to the rear deck.  
Adjacent is the formal dining area plus living  
room, overlooking the golf course. Upstairs,  
there are 3 very spacious bedrooms and 2 full  
baths, one of which is the master ensuite. The  
lower level is fully finished with 2 more  
bedrooms, another full bath, theatre/media  
room, plus a large rec room, all enjoying  
radiant infloor heating! Some of the extras  
include central Air Conditioning, infrared  
garage heater, electrical CHARGER for EV  
vehicle in the garage, and dining room table,  
chairs and hutch will be left with for the new  
buyers! Perfect for a growing family boasting  
large rooms, enjoy the best part of Valley  
Ridge featuring quick access to downtown ,  
Stoney Trail, and west to the Rockies! Don't



miss out..

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209057    |
| Price          | \$1,095,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,741       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 46 Valley Ponds Way Nw |
| Subdivision | Valley Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5T5                |

### Amenities

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

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, French Door, High Ceilings, Kitchen Island, Walk-In Closet(s)                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Standard, Forced Air, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                           |

|                 |                         |
|-----------------|-------------------------|
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room, Stone |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped, On Golf Course, Rectangular Lot, Treed |
| Roof              | Pine Shake                                                                       |
| Construction      | Stone, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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