

\$819,000 - 238 Valley Glen Heights Nw, Calgary

MLS® #A2202878

\$819,000

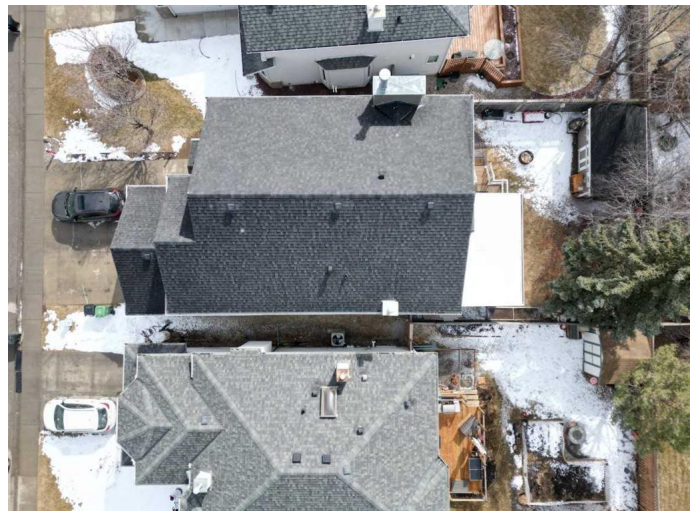
4 Bedroom, 4.00 Bathroom, 2,284 sqft
Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

*****OPEN HOUSE - SUNDAY, APRIL 20TH -
2â€“4 PM - Special Offer: FREE
High-Efficiency Furnace!*** *Join us on
Sunday the 20th for an exclusive Open House
event! For a limited time, the owner is offering
to cover the cost of a brand-new
high-efficiency furnace with the purchase of
their home â€” available only to attendees
during the Open House!***

Don't miss this incredible opportunity to find
your dream home and enjoy major savings!
Welcome to the beautifully renovated family
home at 238 Valley Glen Heights in the
sought-after NW community of Valley Ridge.
Surrounded by parks, pathways, and a
semi-private golf course, this ideal location is
just 20 minutes to downtown Calgary, minutes
from COP, major arterial roadways, and
offering quick access to Banff National Park
and the Rockies.

Step inside the vaulted entrance with massive
windows filling the space with natural light. The
main level features freshly painted bannisters,
elegant new grey tile and hardwood floors, a
formal dining area, a spacious laundry room, a
renovated home office, an updated half bath
and a cozy great room with a gas
fireplaceâ€”perfect for family gatherings or
relaxing evenings. The kitchen sits just off of
the great room and has been beautifully
updated with an expanded island, stunning
quartz countertops, and new stainless-steel
appliances. The open-riser staircase leads to a
bright flex area and four spacious bedrooms,



including a primary suite with a walk-in closet and ensuite. Two of the additional bedrooms also feature walk-in closets. One of the standout features of this home is the sunny, four-season sunroom—warm, bright, and welcoming. Located just off the kitchen, it boasts soft flooring, cozy ambiance, insulated core roof and direct access to the backyard. Please note: the sunroom is not included in the home's square footage. The newly developed basement (with permits) adds even more functional space and includes a large furnace/utility room with a new hot water tank plus a separate large storage room—perfect for keeping your home organized and clutter-free. The backyard offers privacy with mature trees and features established garden beds, perfect for gardening enthusiasts. A powered and secured 8' x 14' shed provides additional storage for tools and equipment. The property also includes a spacious two-car garage that is insulated, drywalled, heated, and wired for 220 volts, along with an oversized garage pad providing ample parking space. The exterior has been freshly painted, new shingles installed, and new exterior doors. The back deck has natural gas for BBQ and LED color lights in the stairs leading to a beautiful stamped concrete sidewalk. For peace of mind, all Poly-B plumbing was replaced with PEX. Additionally, gas lines have been roughed in for a future fireplace or stove in both the sunroom and basement. This home has a total functional usable sq. footage of 3,589 sq. ft. and has been meticulously maintained and THOUGHTFULLY upgraded!

Built in 1995

Essential Information

| | |
|----------|-----------|
| MLS® # | A2202878 |
| Price | \$819,000 |
| Bedrooms | 4 |

| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,284 |
| Acres | 0.11 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 238 Valley Glen Heights Nw |
| Subdivision | Valley Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 5P9 |

Amenities

| | |
|----------------|--|
| Amenities | Colf Course |
| Parking Spaces | 5 |
| Parking | Additional Parking, Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|------------------------------|
| Lot Description | Back Yard |
| Roof | Asphalt |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 24 |
| Zoning | R-C1 |
| HOA Fees | 64 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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