174 Valley Pointe Way NW

Calgary | Active | MLS® A2354053

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2012**	**2,640 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

This beautifully updated 5-bedroom walkout home backs directly onto green space, offering bright spaces and sweeping views of the valley and pond. Over 3700 Square feet of developed space. The main floor features an open, functional layout with plenty of natural light, a cozy three-sided fireplace, and white oak engineered hardwood flooring. Designed for the culinary enthusiast, the chef's kitchen serves as the home's vibrant centerpiece, boasting pristine custom cabinetry, elegant quartz countertops, an expansive walk-in pantry, and a premium suite of high-end KitchenAid appliances. The upper level includes a spacious primary suite alongside the secondary bedrooms. Downstairs, the fully finished walkout basement expands your living area with a large rec room, two extra bedrooms, and a full bathroom. Step outside to a quiet backyard with great views, all while being minutes away from local schools, shopping, and community amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354053
Bedrooms	5
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,640 sq. ft.
Acreage:	No
Lot Area:	4,885 sq. ft.

Lot Frontage:	45'3"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1014846
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Concrete, Manufactured Floor Joist, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Stone
Garage:	Yes
Garage Spaces:	2

Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Valley Ridge (Calgary)
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 14'9" × 14'7" ·
Main Floor	Living Room · 22' × 12'8" ·
Main Floor	Entrance · 10'6" × 4'1" ·
Main Floor	Dining Room · 15'7" × 13'11" ·
Main Floor	Office · 10'1" × 10'1" ·
Main Floor	Laundry · 8'3" × 7'2" ·
2nd Floor	Bedroom · 14'1" × 10'7" ·
2nd Floor	Bonus Room · 17'9" × 14'6" ·
2nd Floor	Bedroom - Primary · 14'11" × 13'11" ·
2nd Floor	Bedroom · 11'11" × 11'4" ·
Basement	Family Room · 28'2" × 21'4" ·
Basement	Bedroom · 15'9" × 9'3" ·
Basement	Bedroom · 14' × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Other, Park
Interior Features:	Central Vacuum, No Smoking Home, Open Floorplan, Wet Bar, Wired for Data

Exterior Features:	BBQ gas line, Fire Pit, Private Entrance
Patio And Porch Features:	Deck, Porch
Lot Features:	Backs on to Park/Green Space
Waterfront Features:	Pond
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/174-valley-pointe-way-nw-calgary-a2354053/

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