# \$875,000 - 11767 Valley Ridge Boulevard Nw, Calgary

MLS® #A2204781

# \$875,000

4 Bedroom, 4.00 Bathroom, 2,041 sqft Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

This immaculate Valley Ridge home is perfectly located in the prestigious Valley Woods area. Step into this open design four bedroom floor plan and you will be impressed with the immaculate care and pride of ownership that shows throughout. New upgrades include carpet, quartz countertops and tile backsplash. The main floor brings natural light though large windows and is complimented by an open kitchen design. Maple cabinets, newer appliances and a spacious island are just some of the features. Warm up the gas fireplace in the living room. Upstairs has a large primary bedroom with a spacious ensuite. Enjoy soaking in the oversized bathtub and taking in the sunset from a large window. The second floor bonus room has large ceilings and adds lots of additional family space. The professionally developed basement offers a fourth bedroom, large open recreation room and a full bathroom. The West facing backyard has a large deck and mature landscaping perfect for friends, family and neighbours to enjoy a BBQ. The exclusive part of Valley Ridge is beside the endless bike and walking trail pathway system and beside the Valley Ridge Golf Course.







Built in 2006

### **Essential Information**

MLS® # A2204781

Price \$875,000

4

Bedrooms

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,041

Acres 0.09

Year Built 2006

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 11767 Valley Ridge Boulevard Nw

Subdivision Valley Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6A1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High

Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator,

**ENERGY STAR Qualified Washer, Gas Water Heater** 

Heating Central, In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Garden, Private Yard, Rain Gutters

Lot Description Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Lawn, Rectangular Lot, Street Lighting, City Lot, Garden, Native Plants

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 5

Zoning R-CG

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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