

\$749,900 - 11537 Valley Ridge Drive Nw, Calgary

MLS® #A2108150

\$749,900

3 Bedroom, 3.00 Bathroom, 2,049 sqft
Residential on 0.15 Acres

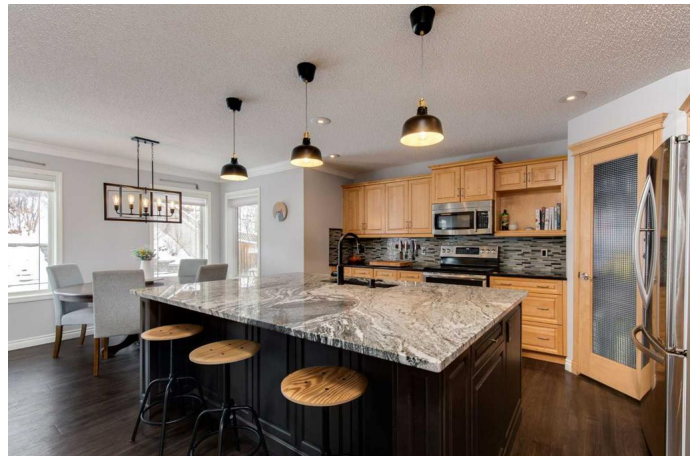
Valley Ridge, Calgary, Alberta

Escape into the serene beauty of Valley Ridge, where this exquisite family home eagerly awaits you! Situated in one of the most sought-after communities, this home promises an unparalleled blend of comfort, style, and convenience, as well as proximity to pathways for biking, hiking, and enjoying the river or escaping to the mountains.

Step inside to discover three generously sized bedrooms, providing ample space for rest and relaxation. The third bedroom is currently a gym and could be a bedroom or a bonus room. The heart of the home lies in its stunning kitchen, complete with a sizable island—a haven for culinary enthusiasts and perfect for hosting gatherings and creating cherished memories. Additionally, there is a bright and spacious main-floor office.

Entertainment knows no bounds with the fully finished basement, offering versatile space for hosting guests or crafting your own retreat from the bustle of everyday life. Step outside into your private sanctuary, a sun-drenched south-facing backyard enveloped in lush greenery, ideal for outdoor activities, gardening, or simply unwinding under the open sky.

Indulge in leisurely moments on the expansive deck, where you can entertain with ease or bask in the tranquility of your surroundings. Beyond the boundaries of your property, immerse yourself in the warmth of Valley Ridge's community spirit—a place known for its friendly neighbors, peaceful ambiance, and



abundant amenities.

Convenience is at your doorstep with close proximity to major routes, ensuring effortless commutes and endless opportunities for exploration. Embrace the allure of the nearby Rocky Mountains, offering a playground for outdoor enthusiasts with opportunities for hiking, skiing, and scenic drives throughout the year.

This is your chance to seize the epitome of refined living in Valley Ridge. Don't let this opportunity slip away—schedule a private viewing today and embark on a journey to call this exceptional property your own.

Built in 1999

Essential Information

MLS® #	A2108150
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,049
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11537 Valley Ridge Drive Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Rectangular Lot, Sloped
Roof	Pine Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 5th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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