

\$799,999 - 10979 Valley Ridge Drive Nw, Calgary

MLS® #A2129143

\$799,999

3 Bedroom, 4.00 Bathroom, 2,208 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

Welcome to a charming Valley Ridge gem!

This spacious two-storey home boasts a warm and inviting atmosphere with high ceilings and ample natural light throughout. With three bedrooms + den and 3.5 bathrooms, including a fully finished basement, there's plenty of space for everyone to spread out and relax. Step inside and be greeted by the welcoming foyer, leading into the open-concept main floor. The well-appointed kitchen features plenty of counter space, stainless steel appliances, and a convenient breakfast nook - perfect for enjoying your morning coffee! The adjacent living room offers a vaulted ceiling with plenty of space for a large couch to create the ideal setting for cozy movie nights in.

Upstairs, you'll find the spacious primary bedroom complete with a large walk-in closet and fully renovated ensuite bathroom, as well as two additional bedrooms and a 4 piece renovated bathroom. Downstairs, the fully finished basement provides additional living space, ideal for a family room, home office, and gym (including your very own climbing wall) plus an additional 3 piece bathroom. With a double attached garage, parking is a breeze, with even more room for storage. Step outside and discover the beautifully landscaped south facing backyard, complete with a well maintained deck offering the perfect spot to host summer barbecues with friends and family. The property is also surrounded by the natural beauty of Valley Ridge, with over 50% greenspace in the community. Enjoy the



tranquility of the outdoors from the comfort of your own backyard or explore the nearby hiking trails, bike paths, the Bow River, Valley Ridge Golf Course and some amazing wildlife. Donâ€™t miss your chance to own a beautiful home in this desirable NW community, not to mention safest (total crime per Capita) in Calgary! Upgrades + Updates: New Hot Water Tank (2018), New Water Softener (2019), All the Upper Floor Bathrooms Fully Renovated (2018-2021), Fully Painted (2019-2022), New Engineered Hardwood Floors (Main) (2020), New Laminate Floors (Basement) (2020), Renovated Laundry Room (2023), New Hood Fan (2024).

Built in 1993

Essential Information

MLS® #	A2129143
Price	\$799,999
Sold Price	\$808,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10979 Valley Ridge Drive Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 5P6

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Electric Range, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2024

Date Sold May 30th, 2024

Days on Market 7

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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