

\$789,900 - 11751 Valley Ridge Boulevard Nw, Calgary

MLS® #A2130195

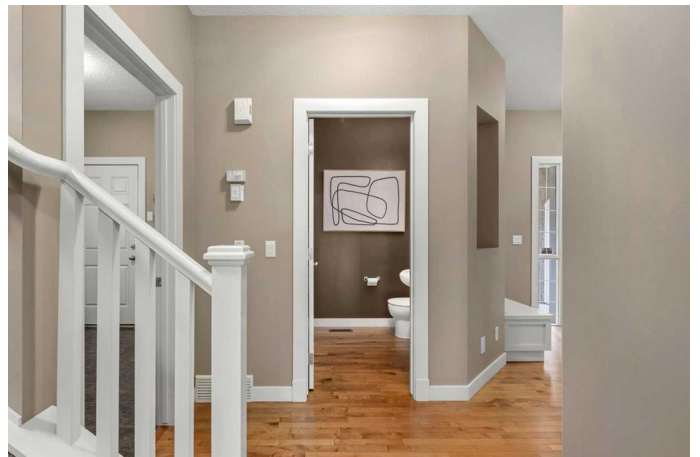
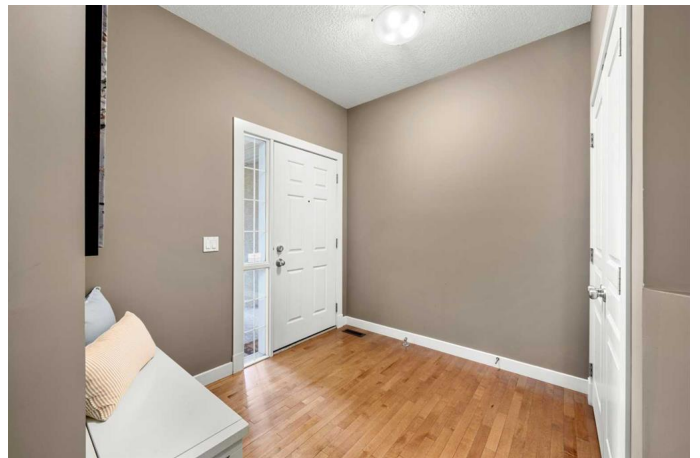
\$789,900

4 Bedroom, 4.00 Bathroom, 2,072 sqft

Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

Welcome to Valley Ridge living at its finest! This stunning executive home offers a perfect blend of contemporary design and functional living spaces. As you step inside, you're greeted by a spacious foyer leading into the heart of the home, where an open concept kitchen, living, and dining area awaits. The kitchen boasts modern appliances, ample counter space, and a large island with breakfast bar, making it perfect for entertaining guests or enjoying family meals. The living room and dining room feature large windows offering tons of natural light into the home. Convenience is key with a generously sized mudroom, ideal for storing outdoor gear and keeping the rest of the house tidy. Speaking of outdoor living, the home offers a beautiful rear yard with a newer Trex deck perfect for entertaining and room for the kids to run around. Upstairs, discover tranquility in the three well-appointed bedrooms, including a luxurious ensuite accompanying the master bedroom. Additionally, a large laundry room with newer washer & dryer adds practicality to this level, making chores a breeze. The basement is fully developed, offering even more space for relaxation and recreation with a sizable rec room, 4th bedroom, and full bath. This home has been lovingly cared for and the hot water heater has recently been replaced. Located in the most desirable area of Valley Ridge community, down the hill close to the river and golf course, this home is just moments away from shopping centers, and



reputable schools. For outdoor enthusiasts, the proximity to walking paths and local amenities is unparalleled. But the perks don't stop there – with less than an hour's drive to the majestic mountains and quick access to the new ring road, adventure and convenience are always within reach. Don't miss out on the opportunity to make this your new home sweet home. Schedule your showing today!

Built in 2006

Essential Information

MLS® #	A2130195
Price	\$789,900
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11751 Valley Ridge Boulevard Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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