

\$789,900 - 10971 Valley Ridge Drive Nw, Calgary

MLS® #A2145807

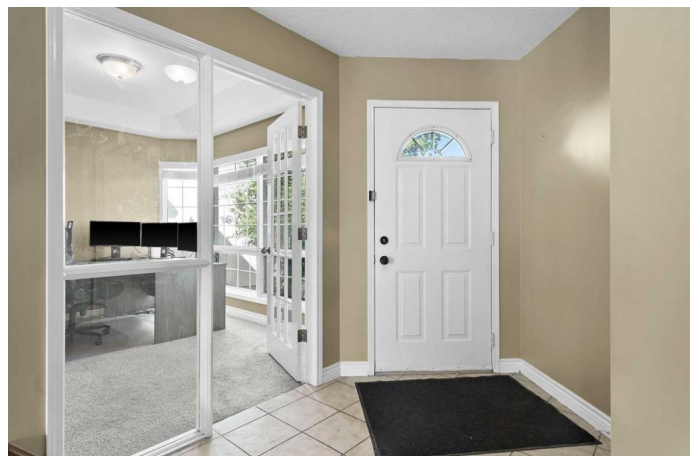
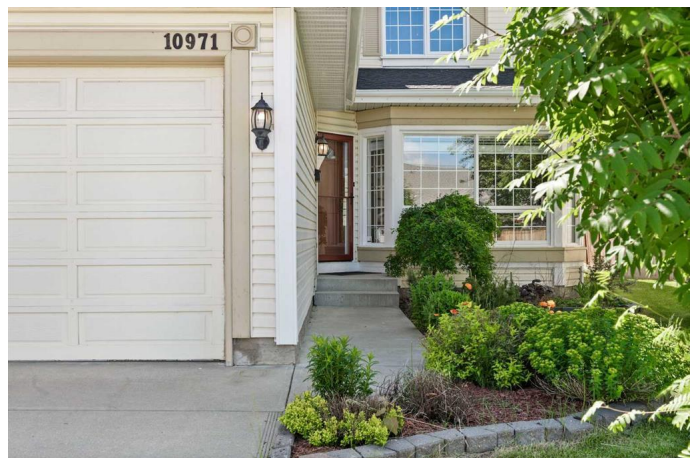
\$789,900

3 Bedroom, 3.00 Bathroom, 2,473 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

This stunning family home, perfectly placed on a large landscaped pie-shaped lot, offers exceptional value with its spacious layout and recent upgrades. The main floor features a fantastic office space off the front entrance with large windows, perfect for those who work from home or need a dedicated workspace. It also includes main floor laundry, a spacious half bath, and a designated dining area. The fantastic floor plan, designed with family and entertaining in mind, features hardwood floors throughout the main floor, especially highlighted in the kitchen, dining, and main living room. It presents an open-concept living room and kitchen that overlooks a meticulously landscaped backyard. The kitchen, equipped with a portable island, offers ample counter space, a great pantry, a gas stove, and a stainless-steel appliance package. From the kitchen, step into the south-facing, fully fenced backyard and enjoy the well-manicured outdoor space with mature trees, a large deck, and an oversized yard that is hard to find. On the second level, you will find a large bonus room with vaulted ceilings, ideally utilized as a second living space, a full bath, and three bedrooms, including a spacious master suite with a walk-in closet and an oversized ensuite. The lower level is unfinished, offering endless possibilities for customization, such as a home gym, additional bedrooms, or a recreation room. There have been recent upgrades to the house, including the plumbing upgrade and removal of all Poly-B pipes, fully renovated



bathrooms, new laminate flooring on the second floor, and new appliances: gas stove (2024), dishwasher (2024), fridge (2020), washer-dryer (2017).

Outside, Valley Ridge beckons with its lush green spaces and proximity to local amenities. Enjoy a short walk to the pathways leading to the Bow River, riverside trails, Bowness Park, the community playground and the Sport Court. Residents can enjoy the outdoor ice rink in winter and the sports court in summer, fostering a vibrant sense of community year-round. Valley Ridge offers an esteemed golf course running throughout the community giving pretty views at every turn. With its close proximity to the West Calgary Ring Road, you are a short drive to both the mountains and Stoney Trail, providing easy access around the city. This home offers the perfect blend of convenience and tranquility. Don't miss the opportunity to make this beautiful home yours. Schedule a viewing today!

Built in 1994

Essential Information

MLS® #	A2145807
Price	\$789,900
Sold Price	\$778,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,473
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10971 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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Family Room, Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Lawn, Landscaped, Level, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	August 13th, 2024
Days on Market	41
Zoning	R-C1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office First Place Realty

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