

**11767 Valley Ridge Boulevard NW
Calgary, Alberta**

MLS # A2167730



\$949,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Gard		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-C2
Foundation:	Poured Concrete, Slab	Utilities:	-
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)		
Inclusions:	n/a		

For additional information, please click on Brochure button below. Open concept home with a total of 2757 sq ft of professionally developed space, 2025 above grade. A large vaulted foyer welcomes you at the front entrance, and there is hardwood throughout the main floor. The kitchen has cherry wood cabinets, stainless appliances and white quartz countertop. The living room is adjacent with gas fireplace and windows to the backyard. Access to the deck and backyard is from the great room, there is also main floor laundry and garage entry. Upstairs is a large and light filled bonus room, a master with ensuite and walk in closet, and two good sized additional bedrooms with a full bathroom. The basement has a bedroom, full bathroom, a generous sized rec room, and large windows to let in light. Additional features are central vac and central air. The house is situated in a quiet area by the golf course, a short walk to the Bow River, paved and natural pathways, community playground and environmentally protected forest. There is easy access to Stoney Trail, Highway #1 to the mountains and routes to downtown.