



**11 Valley Crest Rise NW
Calgary, Alberta**

MLS # A2307013



\$700,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained and thoughtfully updated 2-storey home in a quiet area of Valley Ridge. Built in 2000, this inviting property offers a comfortable layout with 3 bedrooms and 3.5 bathrooms, including a spacious primary suite with walk-in closet and a relaxing ensuite with jacuzzi tub. The home features several newer and recently installed updates, including refreshed appliances, a newer hot water tank, and recently added central air conditioning for year-round comfort. The professionally developed full basement with a separate entrance could allow for easy conversion to private living quarters for extended family or rental income. The basement is bright and has large windows currently providing extra living space for an active family and includes a 3 piece bathroom —ideal for guests, a home office, or recreation. The large landscaped and fenced back-yard features a large deck off the kitchen, a shed and irrigation system to simplify your family's enjoyment and enhance the lush trees, bushes and shrubs. The front of the property faces a landscaped green central boulevard adding road safety and privacy. Your new home is located close to parks, pathways, soccer fields, abundant green space, including an outdoor fitness park, outdoor rink with sport court for ball hockey, soccer, lacrosse, volleyball, pickleball, badminton, basketball, and much more. This property offers easy access to outdoor recreation while maintaining a peaceful setting within the community. Move-in ready, well cared for, and perfectly situated—an excellent opportunity in one of Calgary’s most desirable neighbourhoods.