



**GRASSROOTS**

REALTY GROUP

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**10882 Valley Ridge Drive NW  
Calgary, Alberta**

**MLS # A2321230**



**\$850,000**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,438 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.64 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Dry Bar, High Ceilings, Kitchen Island		

**Inclusions:** None

Welcome to 10882 Valley Ridge Drive NW, a home that has been lovingly maintained and meticulously cared for by the same owners for years. From the moment you walk through the front door, you'll notice how incredibly bright and inviting the home feels, with large windows that flood the living spaces with natural light throughout the day. The kitchen is truly the heart of the home. Thoughtfully designed with plenty of workspace, storage, and room to gather, it's the perfect place for everything from busy weekday mornings to hosting family and friends on the weekend. It opens beautifully into the main living areas, creating a warm and welcoming atmosphere that makes this home feel special the moment you step inside.

Upstairs, the spacious primary retreat offers the perfect place to unwind, complete with a fantastic ensuite and generous space to relax at the end of the day. The fully finished basement extends the living space with a large guest bedroom, comfortable recreation area, and dry bar, ideal for entertaining, movie nights, or accommodating visiting family and friends. Step outside and discover what may be one of the home's best features: a beautifully landscaped backyard designed to be enjoyed. Whether you're hosting summer BBQs, enjoying a morning coffee, or simply relaxing outdoors, this private outdoor space feels like an extension of the home itself. Functional outdoor living spaces continue to be one of the features buyers value most. Located just minutes from the golf course, scenic pathways, parks, and all the amenities that make Valley Ridge one of Calgary's most desirable communities, this is more than just a house, it's a home that has been cherished, exceptionally

maintained, and is ready for its next chapter.