



GRASSROOTS
REALTY GROUP

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11755 Valley Ridge Boulevard NW
Calgary, Alberta

MLS # A2347311



\$875,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Induction Range, TV Mount in Living Room, Bar Fridge in Basement, TV Mount in Basement, Central Vacuum, Central A/C, Radon Mitigating System, Refrigerator in Garage, Bike Racks in Garage, Built-in Shelving in Garage, Built-in BBQ (as-is), Hot Tub, Patio String Lights, Garage Control(s)		

Tucked into a quiet pocket of Valley Ridge, this home has been lovingly cared for by its original owners since it was built, and that pride of ownership shows throughout. Step inside to a bright, tiled entryway that opens into a vaulted living room, where oversized windows, a tiled fireplace, and remote-controlled Hunter Douglas blinds set the tone for cozy movie nights all winter, finished with Italian stone plank flooring throughout. The kitchen is where this home comes alive, built for Sunday morning pancakes and homemade pizza nights around the island. Quartz counters, stainless steel appliances, and a walk-through pantry keep things practical, while an induction range (2021), Samsung bluetooth fridge (2024), and Bosch dishwasher (2024) bring it up to date. Sliding doors off the dining area open onto a multi-tiered deck with a built-in stone outdoor kitchen. A mudroom and main floor powder room round out the main level. Upstairs, a versatile bonus room offers space for movie marathons, a home office, or a reading nook, kept comfortable with central air conditioning. The primary bedroom is a proper retreat, with vaulted ceilings, a navy accent wall, a walk-in closet, and a 4-piece ensuite with a soaker tub and stand-up shower. Two additional bedrooms, each fitted with Hunter Douglas blinds, share a full bathroom. Downstairs, the basement keeps the story going as the family grows. Cork flooring, a large rec room built for mini sticks tournaments, and a second bedroom offer real flexibility, whether that's a guest space, a growing teenager's room, or a future home office. The bathroom features a fully tiled steam shower and heated floors, and a custom built-in dry bar means the celebration never has to move upstairs. A newer washer and dryer (2022) keep laundry close at hand. Radon mitigation rounds out the upgrades, quiet reassurance for whoever calls this

home next. Outside is where this property truly shines, originally designed by Shaun Ford Design. Indonesian mahogany decking wraps around a poured concrete stone patio, and string lights strung across cedar posts turn the space into something special after dark. The hot tub fits the whole family, or just the grown ups once the kids are asleep. A rock garden with columnar aspens brings a private, resort-like feel to a second lounge area on low-maintenance turf, with enough room for a future fire pit area, all wrapped in a cedar privacy fence. Just beyond the front door, Valley Ridge does the rest. This is a community built for pathways and pups, with the Bow River and its scenic trails steps away, perfect for long walks, bike rides, a summer dip with the dogs, or a refreshment on the deck as the sun goes down. Valley Ridge Golf Club, Bowness Park, and Baker Park are all close by, downtown is less than 20 minutes away, and the mountains under an hour. This is a home that has been loved, and it shows: close to the river, close to the mountains, and built for every kind of family moment in between.