



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10948 Valley Ridge Drive NW
Calgary, Alberta

MLS # A2349684

\$850,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,013 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Bidet, Blink Doorbell, Irrigation System, Hideabed, Ecobee Thermostat, Govee Lighting, TV Wall Mount in Primary Bedroom, Shed.

Welcome home to this outstanding, extensively upgraded Detached Bungalow in the exclusive golf community of Valley Ridge! Offering over 3,013 TOTAL sq ft. of developed living space, with 4 beds & 3 full baths, a FULLY DEVELOPED Basement, and an attached Double Garage. This turnkey home has had all Poly B fully removed, with BRAND NEW PEX plumbing. Designed for families who appreciate elegant finishes, exceptional space and less maintenance, this Bungalow delivers generously sized rooms throughout. The heart of the home sits in the spectacular CUSTOM CHEF'S KITCHEN. It takes centre stage with custom Cabinetry, marbled Quartz Countertops, an upgraded Tile Backsplash, Under-Cabinet Lighting, and THREE separate pantries! A full suite of JennAir Stainless Steel Appliances (WIFI enabled & less than 3 years old), includes an entertainer's dream Gas Range and Custom Range Hood. The MASSIVE island is perfect for everyday family gatherings and entertaining, complemented by a beautifully appointed separate formal Dining Room. The Hardwood Flooring in exceptional condition, with high-end chandeliers and thoughtfully selected lighting that create an elegant Modern Farmhouse feel throughout the OPEN CONCEPT main floor. The west-facing living room features gorgeous vaulted ceilings and a dramatic floor-to-ceiling picture window overlooking the beautifully landscaped, enclosed backyard. The skylight adds even more natural light. The impressive 16' x 18' sq ft. Primary Suite offers room to truly unwind, with large west-facing picture windows overlooking the backyard, a massive Walk-In Closet, and a 4-piece ensuite Bath, featuring a Jetted tub and Shower Closet. A 2nd large Bedroom and an additional 4-piece Bath, with upstairs Laundry and a Mudroom complete the main floor. The FULLY DEVELOPED Basement

provides an expansive family room with a Gas Fireplace for cozy evenings, an additional 3rd & 4th oversized bedrooms and a third 4-piece Bath. Outside, the outstanding CURB APPEAL extends to the landscaped, fully enclosed West-Facing Backyard, with an extensive Irrigation System to keep the lawn green, customizable exterior Govee lighting for year-round colour and LeafGuard Gutter protection to reduce upkeep. The home will stay cool all year long with CENTRAL A/C, and a Wi-Fi-controlled Ecobee thermostat. Additional updates to the home is a Water Softener to reduce hard water stains and keep dishes spotless, the Furnace and 75-gallon Hot Water Tank were replaced in 2020. This home has been lovingly cared for and maintained; no work required. Valley Ridge is known for its wonderful pathways along the Ravine and golf course, plus easy access to Highway 1. Don't miss your chance at this wonderful home!