

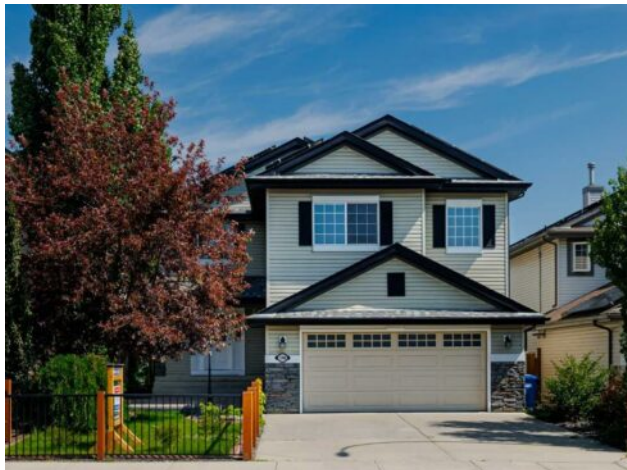


GRASSROOTS
REALTY GROUP

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11948 Valley Ridge Drive NW
Calgary, Alberta

MLS # A2239916



\$949,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, French Door, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Shed, Irrigation, doorbell camera X2, security camera, solar panels, TV Mounts (2), TV in garage, TV in basement office, water softener, bar fridge (as is), wine cellar air conditioner, pergola, hot tub, garage storage racks & shelving, fridge, mounted mirror in living room & primary bedroom, shed storage box, extra siding, tile & carpet

This stunning 2-storey executive walkout in Valley Ridge has it all-from thoughtful upgrades to breathtaking valley views. Boasting 5 bedrooms, 3.5 bathrooms with over 3,350 sq ft of fully finished living space, this rare, fully configured walkout is truly move-in ready. Step inside and you're greeted by a dramatic 17-ft soaring entryway and rich site-finished Brazilian hardwoods. The Chef's Kitchen is a dream, featuring soft-close antique-white Kitchen Craft cabinetry, a double oven, induction stove with custom inlaid tile accents, and a newer oversized built-in Miele fridge. The generous open-concept living and dining area is perfect for family gatherings flowing seamlessly out onto the newer 30ft dura deck with scenic NW valley views. Working from home? You'll love the spacious main-floor French-door den, filled with natural light and privacy. Upstairs, relax in the absolutely massive bonus room with 11-ft vaulted ceilings and a cozy corner gas fireplace. The large primary suite offers stunning views, a spa-inspired ensuite with in-floor heat, deep soaker tub, body spray shower, and a walk-in closet. The walkout basement is unlike anything on the market - boasting 9' ceilings, in-floor heat, a temperature-cooled wine room with custom doors, guest bedroom, workout or 2nd bedroom, a two-sided fireplace, a wet bar, bathroom and a second den or flex space. The walkout level extends to the outdoor oasis and it is idyllic!! Enjoy the beautifully landscaped tiered backyard with a covered lower patio, custom cedar pergola, low-maintenance Arctic Spa saltwater hot tub, and a charming garden complete with apple and pear trees, Saskatoon berries, and raspberries. Additional upgrades to this home include Air-conditioning, In-floor heating on lower level and ensuite, Full irrigation system (front, back & garden), Storage shed attached to the

house, oversized double car attached Garage that is professionally finished with RaceDeck flooring, 220V power, insulation, radiant heat, built-in cupboards, and premium lighting — an estimated \$40,000 investment! More recent major updates give you peace of mind including a New roof (2021), new back deck and railing, gorgeous front patio perfect for enjoying the evening sun, and solar panels installed in 2022 (custom-designed by Maverick Alternative Energy, 18.38 kW capacity, designed to offset 100% of your annual energy use!). The current owners spent over \$120,000 thoughtfully upgrading this beautiful home. Perfectly tucked into the sought after community of Valley Ridge with close proximity to the golf course and easy access out to the mountains! This is truly a rare find — a home where someone else has already invested heavily in premium finishes in all the right places. Just move in and enjoy the luxury, space, and stunning valley views