



GRASSROOTS
REALTY GROUP

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**11931 Valley Ridge Drive NW
Calgary, Alberta**

MLS # A2283559



\$739,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Webber Gas BBQ, Pool Table & Accessories, Some Furniture Negotiable		

Welcome to this pristine, one-of-a-kind home in the highly sought-after community of Valley Ridge! Beautiful exterior stonework and a spacious front porch with a seating area create exceptional curb appeal and the perfect place to relax and unwind. Inside, a generous foyer welcomes you with a versatile sitting area that can easily serve as a flex space or home office, while a convenient mudroom off the garage adds everyday functionality. The grand living, dining, and kitchen area features soaring ceilings with windows extending the full height of the home, flooding the space with natural light and creating an impressive yet inviting atmosphere. A cozy gas fireplace anchors the living room, which flows seamlessly into the kitchen and dining area — ideal for entertaining. Gleaming hardwood floors span the entire main level, adding warmth and timeless appeal. The kitchen showcases maple cabinetry, a large pantry, an island perfect for gathering, and newer stainless steel appliances, including a brand-new dishwasher and refrigerator. Upstairs offers a bright sitting area and three spacious bedrooms, including a beautiful primary retreat complete with a corner soaker tub, separate shower, and a generous walk-in closet. The fully finished basement provides exceptional flexibility with a dedicated office space, pool table/games area, a HUGE family room, and a large private flex room with French doors — perfect for guests, hobbies, a home gym, or additional workspace. A full bathroom with shower and a utility room with a convenient large sink add even more practicality. Step outside to the sunny, private south-facing backyard featuring a stunning boulder retaining wall and expansive deck — ideal for relaxing or hosting guests. The insulated and heated double attached garage ensures year-round comfort. Major recent updates include a new roof, furnace, and hot

water tank, providing peace of mind for years to come. Ideally located close to excellent schools, parks, golf, and everyday amenities, with Canada Olympic Park just minutes away and quick access to Callaway Park, major routes, and the mountains — perfect for both daily convenience and weekend adventures. This exceptional home truly has it all in a fantastic location!