



GRASSROOTS
REALTY GROUP

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12069 Valley Ridge Drive NW
Calgary, Alberta

MLS # A2284145



\$765,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,530 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to an exceptional former estate show home that truly stands apart, offering a rare blend of thoughtful design, premium upgrades, and timeless comfort. Ideally located in the sought-after community of Valley Ridge, this beautifully appointed two-storey residence presents a refined living experience from the moment you step inside. The main level showcases 9-foot ceilings and high-quality engineered hardwood flooring that flows throughout the inviting, open-concept layout. At the heart of the home is a bright, gourmet kitchen featuring rich maple cabinetry, granite countertops, stainless steel appliances, a large central island with wine storage, breakfast bar seating, and built-in shelving. A versatile butler's pantry—perfectly suited as a home office or additional prep space—adds exceptional functionality. The adjacent living and media area is warm and welcoming, anchored by a striking three-sided fireplace and enhanced with built-in speakers and surround sound, making it ideal for both entertaining and relaxed family evenings. A convenient powder room and combined mudroom/laundry area complete the main floor. Upstairs, you'll find a spacious bonus room with soaring ceilings and a 5.1 surround sound system, creating the perfect setting for a home theatre, games room, or additional family lounge. The primary retreat is a true sanctuary, offering a luxurious five-piece ensuite with dual vanities, a deep soaker tub, and a walk-in shower. Two additional generously sized bedrooms and a four-piece bathroom complete the upper level. The fully developed basement extends your living space with a large recreation/family room, a fourth bedroom, and another four-piece bathroom—ideal for guests, teens, or a private home office. This home continues to impress with its extensive list of

comfort-focused upgrades, including central air conditioning, central vacuum, two furnaces, a sprinkler system, and an oversized double attached garage with in-floor heating—an incredibly rare and valuable feature. Step outside to enjoy your private deck, perfect for summer gatherings or quiet mornings. Surrounded by the natural beauty and charm of Valley Ridge, you’re just moments from parks, golf courses, scenic pathways, schools, shopping, and major roadways, offering effortless access to downtown Calgary and the mountains. With exciting nearby developments and world-class amenities such as COP, Trinity Hills, the Calgary Farmers’ Market, and the Calgary Climbing Centre, this location delivers both convenience and lifestyle. This is a remarkable opportunity to own a former show home loaded with premium features in an outstanding community.