



GRASSROOTS
REALTY GROUP

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11767 Valley Ridge Boulevard NW
Calgary, Alberta

MLS # A2204781



\$839,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This immaculate Valley Ridge home is perfectly located in the prestigious Valley Woods area. Step into this open design four bedroom floor plan and you will be impressed with the immaculate care and pride of ownership that shows throughout. New upgrades include carpet, quartz countertops and tile backsplash. The main floor brings natural light through large windows and is complimented by an open kitchen design. Maple cabinets, newer appliances and a spacious island are just some of the features. Warm up the gas fireplace in the living room. Upstairs has a large primary bedroom with a spacious ensuite. Enjoy soaking in the oversized bathtub and taking in the sunset from a large window. The second floor bonus room has large ceilings and adds lots of additional family space. The professionally developed basement offers a fourth bedroom, large open recreation room and a full bathroom. The West facing backyard has a large deck and mature landscaping perfect for friends, family and neighbours to enjoy a BBQ. The exclusive part of Valley Ridge is beside the endless bike and walking trail pathway system and beside the Valley Ridge Golf Course.