

# \$839,900 - 11767 Valley Ridge Boulevard Nw, Calgary

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MLS® #A2204781

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

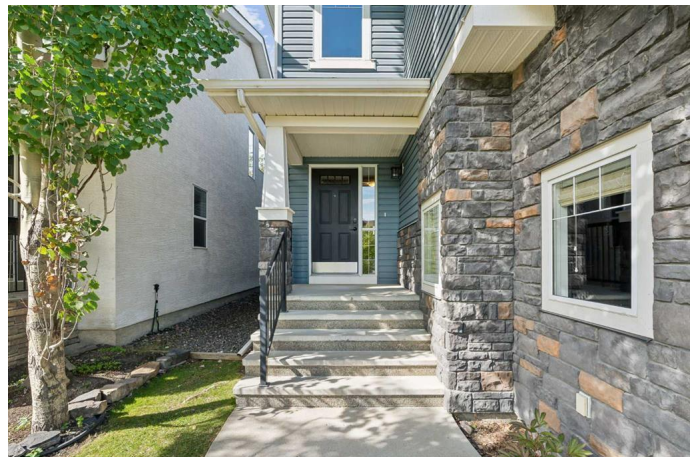
This immaculate Valley Ridge home is perfectly located in the prestigious Valley Woods area. Step into this open design four bedroom floor plan and you will be impressed with the immaculate care and pride of ownership that shows throughout. New upgrades include carpet, quartz countertops and tile backsplash. 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.

Built in 2006

## Essential Information

MLS® #

A2204781



Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11767 Valley Ridge Boulevard Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6A1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Water Heater
Heating	Central, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Native Plants, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	Keller Williams BOLD Realty
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