

**11756 Valley Ridge Boulevard NW  
Calgary, Alberta**

**MLS # A2280307**



# \$899,900

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Many Trees, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built-ins in main floor office, hanging ceiling storage shelves in garage. Negotiable items: Furniture, other tvs/mounts, patio furniture.

Tucked into the coveted lower Valley Ridge community, this impeccably cared-for home delivers a rare blend of refined style, thoughtful upgrades, and everyday livability just moments from the Valley Ridge Golf Course, river pathways, and the Calgary West Farmers Market. Striking curb appeal and lush landscaping set the tone, while the pristine east-facing backyard offers a private escape complete with a sun-shaded patio, privacy screens, and a beautifully maintained garden, ideal for quiet mornings or relaxed evenings outdoors. Inside, a welcoming and spacious foyer leads to a light-filled living room with soaring 18' two-storey ceilings and a gas fireplace, creating an immediate sense of warmth and scale. The open layout flows effortlessly into the dining area and a well-equipped kitchen featuring ample cabinetry, stainless steel appliances (including a new microwave in 2025 and brand new refrigerator in 2026), breakfast bar, and a large walk-in pantry, while a tucked-away home office and functional mudroom add everyday ease. The insulated, drywalled double attached garage is finished with an epoxy floor and hot and cold water taps, perfect for year-round use. Upstairs, sunlight pours in through the open-to-below design and oversized skylight, while three generously sized bedrooms each offers their own walk-in closets. The primary suite feels like a private retreat, showcasing vaulted ceilings, south exposure, a spacious walk-in closet, and five-piece ensuite with dual vanities, a soaker tub, and separate shower. A full four-piece bath and a large laundry room with built-ins complete the upper level. The fully developed lower level expands your living space with multiple entertaining zones, ideal for movie nights, games, workouts, or quiet reading by the cozy fireplace along with a charming library nook featuring floor-to-ceiling built-ins. Additional upgrades include a water

softener, new hot water tank (2024), fresh main-floor paint (2025), new washer and dryer (2025), and a newly resealed aggregate driveway (2025). With Valley Ridge's extensive trail system just outside your door and nearly 20 years of prideful ownership behind it, this home offers a lifestyle defined by comfort, connection, and enduring value. Now ready to welcome its next chapter, this is Valley Ridge living at its finest.