



# 11767 Valley Ridge Boulevard Calgary Alberta

\$949,900

For additional information, please click on Brochure button below. Open concept home with a total of 2757 sq ft of professionally developed space, 2025 above grade. A large vaulted foyer welcomes you at the front entrance, and there is hardwood throughout the main floor. The kitchen has cherry wood cabinets, stainless appliances and white quartz countertop. The living room is adjacent with gas fireplace and windows to the backyard. Access to the deck and backyard is from the great room, there is also main floor laundry and garage entry. Upstairs is a large and light filled bonus room, a master with ensuite and walk in closet, and two good sized additional bedrooms with a full bathroom. The basement has a bedroom, full bathroom, a generous sized rec room, and large windows to let in light. Additional features are central vac and central air. The house is situated in a quiet area by the golf course, a short walk to the Bow River, paved and natural pathways, community playground and environmentally protected forest. There is easy access to Stoney Trail, Highway #1 to the mountains and routes to downtown. (id:6769)

Bonus Room 17.92 Ft x 15.42 Ft  
Primary Bedroom 15.00 Ft x 11.33 Ft  
Bedroom 10.92 Ft x 10.75 Ft  
Bedroom 11.00 Ft x 10.58 Ft  
4pc Bathroom 106.00 Ft x .00 Ft  
4pc Bathroom 114.00 Ft x .00 Ft  
Family room 23.67 Ft x 14.33 Ft  
Other 9.92 Ft x 8.92 Ft

Bedroom 10.58 Ft x 10.17 Ft  
4pc Bathroom 10.42 Ft x 6.50 Ft  
Kitchen 12.17 Ft x 11.33 Ft  
Dining room 11.42 Ft x 10.67 Ft  
Living room 15.92 Ft x 13.50 Ft  
Laundry room 8.33 Ft x 5.42 Ft  
2pc Bathroom 47.00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net