



# 11642 Valley Ridge Park Calgary Alberta

\$529,900

Welcome to Bow River Terrace! This coveted location is tucked into an environmental reserve and just a five iron from Valley Ridge Golf Course! Imagine... walking distance to pathways, minutes to COP, hospitals, shopping & a quick straight line commute to downtown. All this and it feels like you're already half way to the mountains!! You will love the spacious wide open floor-plan with high ceilings and granite! Sunshine dances through this home as it floods in through the south facing windows. The primary bedroom is complemented by a fully appointed ensuite (with soaker tub) and good sized walk-in closet. There is even an in-unit storage and laundry room that is large enough to adapt to use as a den..... lots of room. PLUS there's a large separately titled storage locker included with this home! Step out the door and discover your personal ground level patio area with lots of room for entertaining and family gatherings. In addition to all of this there's underground titled parking for 2 vehicles and a convenient parkade car wash bay! This home truly has allot to offer that you just will not find anywhere else. (id:6769)

Great room 16.00 Ft x 13.00 Ft  
Kitchen 13.00 Ft x 13.00 Ft  
Other 13.00 Ft x 8.00 Ft  
Storage 12.75 Ft x 13.67 Ft

Primary Bedroom 16.00 Ft x 13.00 Ft  
Bedroom 16.00 Ft x 10.50 Ft  
4pc Bathroom 9.50 Ft x 7.50 Ft  
3pc Bathroom 10.00 Ft x 5.00 Ft

Listing Presented By:



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