



# 11767 Valley Ridge Boulevard Calgary Alberta

\$875,000

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 though 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. (id:6769)

Primary Bedroom 15.00 Ft x 11.50 Ft  
Bedroom 11.75 Ft x 10.75 Ft  
Bedroom 11.08 Ft x 10.92 Ft  
Bonus Room 18.00 Ft x 16.50 Ft  
4pc Bathroom 11.25 Ft x 5.00 Ft  
5pc Bathroom 10.50 Ft x 8.75 Ft

Bedroom 10.33 Ft x 10.67 Ft  
4pc Bathroom 10.75 Ft x 6.25 Ft  
Living room 13.42 Ft x 16.25 Ft  
Other 115.00 Ft x 9.00 Ft  
Kitchen 11.42 Ft x 16.17 Ft  
2pc Bathroom 4.00 Ft x 5.42 Ft

Listing Presented By:



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<http://www.morrisonbone.com/>



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