

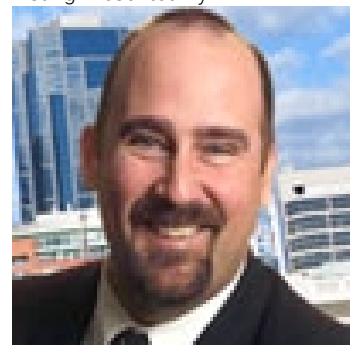


# 10971 Valley Ridge Drive Calgary Alberta

\$789,900

This stunning family home, perfectly placed on a large landscaped pie-shaped lot, offers exceptional value with its spacious layout and recent upgrades. The main floor features a fantastic office space off the front entrance with large windows, perfect for those who work from home or need a dedicated workspace. It also includes main floor laundry, a spacious half bath, and a designated dining area. The fantastic floor plan, designed with family and entertaining in mind, features hardwood floors throughout the main floor, especially highlighted in the kitchen, dining, and main living room. It presents an open-concept living room and kitchen that overlooks a meticulously landscaped backyard. The kitchen, equipped with a portable island, offers ample counter space, a great pantry, a gas stove, and a stainless-steel appliance package. From the kitchen, step into the south-facing, fully fenced backyard and enjoy the well-manicured outdoor space with mature trees, a large deck, and an oversized yard that is hard to find. On the second level, you will find a large bonus room with vaulted ceilings, ideally utilized as a second living space, a full bath, and three bedrooms, including a spacious master suite with a walk-in closet and an oversized ensuite. The lower level is unfinished, offering endless possibilities for customization, such as a home gym, additional bedrooms, or a recreation room. There have been recent upgrades to the house, including the plumbing upgrade and removal of all Poly-B pipes, fully renovated bathrooms, new laminate flooring on the second floor, and new appliances: gas stove (2024), dishwasher (2024), fridge (2020), washer-dryer (2017). Outside, Valley Ridge beckons with its lush green spaces and proximity to local amenities. Enjoy a short walk to the pathways leading to the Bow River, riverside trails, Bowness Park, the community playground and th...

Listing Presented By:



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First Place Realty

### RE/MAX Realty Professionals

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4pc Bathroom 1.54 M x 2.31 M

4pc Bathroom 3.09 M x 2.76 M

Bedroom 3.09 M x 3.37 M

Bedroom 3.09 M x 3.61 M

Bonus Room 5.66 M x 6.47 M

Primary Bedroom 4.34 M x 5.25 M

2pc Bathroom 2.22 M x 1.72 M

Breakfast 2.74 M x 3.47 M

Dining room 5.05 M x 3.67 M

Kitchen 4.28 M x 3.80 M

Laundry room 2.98 M x 1.72 M

Living room 4.59 M x 5.87 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Other 2.31 M x 2.10 M

Office 3.51 M x 2.88 M