



# 11540 Valley Ridge Drive Calgary Alberta

\$850,000

Welcome to your dream home, located in one of Calgary's most sought-after neighborhoods. This exquisite 2-storey residence offers over 3,500 sq ft of beautifully developed living space, meticulously maintained to provide an unparalleled living experience. With 4 spacious bedrooms and 4 bathrooms, this home is perfect for those seeking both style and functionality. Upon entering, you'll be captivated by the unique open riser staircase, a stunning centerpiece that adds modern elegance and architectural flair to the home. The open concept living area seamlessly connects the living, dining, and kitchen spaces, creating an ideal setting for entertaining and family gatherings. The home features two cozy fireplaces perfect for warming up on frigid evenings and adding to the inviting ambiance of the living areas. The kitchen offers ample counter space and a large island for casual dining. This main floor is rounded off with a separate mudroom, and includes a huge butler's pantry and laundry room. 9-foot ceilings and large windows throughout the home flood the space with natural light, enhancing the bright and airy atmosphere. The spacious master suite is a serene retreat, complete with a luxurious 5-piece ensuite bathroom and ample closet space. The beautifully manicured yard provides a private oasis for outdoor relaxation and activities. Additionally, almost every room in the house is wired with Cat5e structured cabling, ensuring high-speed internet connectivity throughout, perfect for the tech-savvy family. The home also boasts a wet bar in the basement living area, topped off with an incredible appointed media room, which comes with a top of the line 4K projector and projector screen, providing the ultimate cinematic experience. The fully finished basement expands the possibilities, offering true versatility with enough space that can be transformed into a home gym, off...

Bedroom 9.08 Ft x 10.67 Ft  
 Family room 10.67 Ft x 21.00 Ft  
 Media 13.25 Ft x 18.25 Ft  
 Other 7.33 Ft x 7.50 Ft  
 Furnace 11.00 Ft x 11.25 Ft  
 4pc Bathroom 4.92 Ft x 8.08 Ft

Living room 14.42 Ft x 17.92 Ft  
 Laundry room 4.92 Ft x 6.75 Ft  
 Other 4.42 Ft x 7.92 Ft  
 2pc Bathroom 4.42 Ft x 4.92 Ft  
 Primary Bedroom 13.50 Ft x 14.83 Ft  
 Bedroom 10.42 Ft x 11.58 Ft

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Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Other 6.42 Ft x 10.92 Ft

Kitchen 13.75 Ft x 14.83 Ft

Breakfast 9.50 Ft x 11.25 Ft

Dining room 9.25 Ft x 11.67 Ft

Bedroom 10.25 Ft x 10.42 Ft

Bonus Room 9.92 Ft x 18.42 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft