

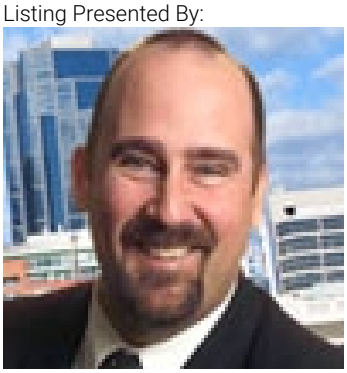
11755 Valley Ridge Boulevard Calgary Alberta

$850,000

With the Bow River and its trails just beyond the front door, downtown under 20 minutes away, and the mountains close enough for a spontaneous ski day, this original-owner Valley Ridge home has been lovingly cared for since the day it was built, and it's ready for whoever comes next to enjoy every season here, from riverside walks with the dog through fall colours, fresh snow, and long summer evenings, to nights in the hot tub out back. Italian stone plank flooring carries from the bright entryway throughout the main level and into a vaulted living room, where oversized windows pull in the light, a tiled fireplace anchors every evening, and remote-controlled Hunter Douglas blinds close out the early dark. The kitchen is built for slow Sunday pancakes, pizza nights, and holiday baking around the island, with quartz counters, stainless steel appliances, a walk-through pantry, an induction range (2021), Samsung Bluetooth fridge (2024), and Bosch dishwasher (2024). A mudroom and powder room complete the level, and sliding doors lead to a multi-tiered deck with a built-in stone outdoor kitchen, made for these mild fall evenings while they last. Upstairs, a versatile bonus room works as a movie room, home office, or reading nook, with central air keeping things comfortable through the warmer months. The primary bedroom is its own retreat with vaulted ceilings, a navy accent wall, a walk-in closet, and a 4-piece ensuite with a soaker tub made for winter soaks and a stand-up shower, while two more bedrooms with Hunter Douglas blinds share a full bath. The basement gives the family room to grow, with cork flooring warm underfoot, a large rec room built for mini sticks tournaments when it's too cold outside, and a fourth bedroom for guests, a teenager, or a future office. After a day on the slopes, the fully tiled steam shower and heated floors are hard to beat, and a custom...

3pc Bathroom 8.33 Ft x 5.08 Ft
Bedroom 10.92 Ft x 13.50 Ft
Recreational, Games room 14.42 Ft x 12.83 Ft
Recreational, Games room 14.42 Ft x 8.25 Ft
Storage 7.50 Ft x 5.58 Ft
Furnace 13.83 Ft x 7.42 Ft
Living room 13.42 Ft x 22.17 Ft
Other 8.42 Ft x 8.75 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
4pc Bathroom 11.00 Ft x 10.42 Ft
Bedroom 13.17 Ft x 9.92 Ft
Bedroom 11.25 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 13.50 Ft x 9.17 Ft

Kitchen 14.67 Ft x 9.42 Ft

Primary Bedroom 15.75 Ft x 21.67 Ft

Other 10.75 Ft x 6.17 Ft