

\$849,800 - 11760 Valley Ridge Boulevard Nw, Calgary

MLS® #A2261080

\$849,800

3 Bedroom, 3.00 Bathroom, 2,175 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

EXCEPTIONAL HOME IN VALLEY RIDGE!

PROPERTY OVERVIEW: We are privileged to showcase this exceptional home, which truly stands out with a perfect score of 10/10. This

standout home features excellent curb appeal, a west-facing front porch perfect for evening relaxation.

As you enter the home, you are greeted with a spacious foyer, high ceilings, beautiful vinyl plank flooring, modern neutral tones, and large windows that brighten the open-concept living area.

MAIN FLOOR FEATURES: The kitchen is a highlight of the home, featuring beautiful white cabinetry, striking light fixtures, stainless steel appliances and a gas stove with a modern hood fan. The breakfast bar and island are complemented by a convenient corner pantry. This area

transitions seamlessly into the living room, where a gas fireplace with a stone front serves as the centerpiece. Large windows flood the space with natural light and provide a picturesque view of the landscaped yard. Step outside to enjoy the expansive outdoor living area, which includes a two-tiered deck and built-in counter space for the gas BBQ. Mature trees add privacy, making this space ideal for entertaining or relaxing. The main floor is complete with a dedicated office area with beautiful French doors, a half bathroom, and a mudroom equipped with ample closet space.

UPPER FLOOR LAYOUT: Upstairs, the spacious primary bedroom is equipped with two walk-in closets and a luxurious five-piece ensuite bathroom. Family nights can



be enjoyed in the generous bonus room, providing plenty of space for relaxation and activities. Two additional bedrooms, a four-piece bath, and the convenience of an upstairs laundry room complete this level.

LOWER LEVEL POTENTIAL: The lower level of the home is unfinished and ready for your creative vision, offering the opportunity to design your own personalized space.

LOCATION AND COMMUNITY: This home is ideally located near the Valley Ridge Golf Course and across the street from the many walking paths that wind through the community and lead down to the Bow River and Bowness Park. Residents also benefit from quick access to both the mountains and downtown via Stoney Trail, as well as nearby amenities. Valley Ridge is a vibrant neighborhood known for its friendly atmosphere and active social scene. Donâ€™t miss your chance to own this exceptional property in one of Calgaryâ€™s most desirable locations.

Built in 2006

Essential Information

MLS® #	A2261080
Price	\$849,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,175
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11760 Valley Ridge Boulevard Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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