

## 11767 VALLEY RIDGE Boulevard, Calgary T3B 6A1

MLS®#: A2167730 Area: Valley Ridge Listing 09/21/24 List Price: **\$949,900** 

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: **Detached** City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary 2006

Abv Saft:

Finished Floor Area

Low Sqft: Ttl Saft:

3,928 sqft

2,025 2.025

**Parking** 

DOM

Layout

Beds:

Baths:

Style:

27

Ttl Park: 4 2 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey

Access:

Lot Feat:

Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Street

Lighting, Native Plants, Rectangular Lot

**Double Garage Attached, Off Street, Parking Pad** Park Feat:

## Utilities and Features

Roof: **Asphalt Shingle** 

Central,In Floor,Fireplace(s),Forced Air,Natural Heating:

Gas, Radiant

Sewer: Ext Feat:

Garden, Private Yard, Rain Gutters

Construction:

Mixed Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete, Slab** 

Dishwasher, Electric Oven, Electric Range, Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Kitchen Appl:

Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Washer/Dryer, Window

Coverings

Int Feat: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room Level <u>Level</u> Dimensions Dimensions Room Kitchen Main 12`2" x 11`4" **Dining Room** Main 11`5" x 10`8" **Living Room** Main 15`11" x 13`6" Laundry Main 8'4" x 5'5" **Bonus Room** Second 17`11" x 15`5" **Family Room Basement** 23`8" x 14`4"

Other **Basement** 9`11" x 8`11" **Bedroom - Primary** Second 15`0" x 11`4" **Bedroom Bedroom** Second 10`11" x 10`9" Second 11`0" x 10`7" **Bedroom Basement** 10`7" x 10`2" 2pc Bathroom Main 47`0" x 0`0" 4pc Bathroom Second 106'0" x 0'0" 4pc Ensuite bath 114`0" x 0`0" Second 4pc Bathroom Basement 10`5" x 6`6"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **0610067** 

Remarks

Pub Rmks: For additional information, please click on Brochure button below. Open concept home with a total of 2757 sq ft of professionally developed space, 2025 above grade. A large vaulted foyer welcomes you at the front entrance, and there is hardwood throughout the main floor. The kitchen has cherry wood cabinets, stainless appliances and white quartz countertop. The living room is adjacent with gas fireplace and windows to the backyard. Access to the deck and backyard is from the great room, there is also main floor laundry and garage entry. Upstairs is a large and light filled bonus room, a master with ensuite and walk in closet, and two good sized additional bedrooms with a full bathroom. The basement has a bedroom, full bathroom, a generous sized rec room, and large windows to let in light.

Additional features are central vac and central air. The house is situated in a quiet area by the golf course, a short walk to the Bow River, paved and natural pathways, community playground and environmentally protected forest. There is easy access to Stoney Trail, Highway #1 to the mountains and routes to

downtown.

Inclusions: n/a

Property Listed By: Easy List Realty

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















