



THE
A-TEAM

**RE/MAX
FIRST**

11767 VALLEY RIDGE Boulevard, Calgary T3B 6A1

MLS® #: **A2167730**

Area: **Valley Ridge**

Listing Date: **09/21/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,928 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,025**
Low Sqft:
Ttl Sqft: **2,025**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Native Plants,Rectangular Lot**

Park Feat:

Double Garage Attached,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Natural Gas,Radiant**

Sewer:
Ext Feat: **Garden,Private Yard,Rain Gutters**

Construction: **Mixed**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified 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	Dimensions	Room	Level	Dimensions
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"







