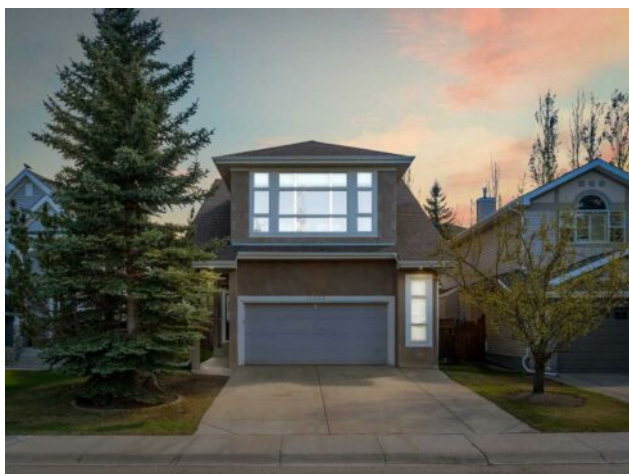


12069 Valley Ridge Drive NW
Calgary, Alberta

MLS # A2219818



\$775,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Vaulted Ceiling(s)		
Inclusions:	Curtains		

*** OPEN HOUSE June 14th SATURDAY - 12 - 3 pm *** ** Priced to Sell Quick - \$50k Price DROP! *** WOW, WOW, AND WOW — FORMER ESTATE SHOWHOME — LOADED WITH FEATURES — opportunities like this don't come up often. When was the last time you came across a home with INFLOOR HEATING in an OVERSIZED garage? Welcome to 12069 Valley Ridge Drive NW, a beautifully two-storey home nestled in a highly desirable neighborhood, showcasing numerous high-end upgrades. This stunning home offers an inviting layout with 9-foot ceilings, higher quality engineered hardwood floors, a bright gourmet kitchen with maple cabinets, a large island with wine storage, breakfast bar, stainless steel appliances, granite countertops, built-in shelving, and a spacious BUTLER pantry / OR OFFICE. The main floor features a beautiful living room/media area complete with a cozy three-sided fireplace, built-in speakers, and surround sound — perfect for entertaining or relaxing family nights. There's also a convenient half bath, mudroom/laundry area Upstairs, enjoy a massive bonus room with high ceilings, area/media room equipped with a 5.1 surround sound system, ideal for a home theatre, gaming, or additional family space. The home's impressive features continue with a double attached heated garage (including a heated garage floor), sprinkler system, two furnaces, central vacuum, and central air conditioning for year-round comfort. This is an excellent choice for family living and long-term investment potential, ideally situated close to parks, golf courses, nature trails, shopping, schools, and major roadways for easy access to downtown or the mountains. Relax and entertain outdoors on your private deck. Surrounded by the charm of Valley Ridge, you're steps from serene green spaces and

close to all the amenities you need. There is so much development happening close by which you can take advantage of and still have your private oasis that makes it easy to get to the mountains. With COP right there, Trinity hill & all the shopping it has to offer, Calgary farmer's market, Calgary climbing center and so much more that people drive all over the city to visit, but a short drive for you. Book a showing with your favorite Realtor today and experience firsthand all the comfort, luxury, and lifestyle this incredible property has to offer!