

\$899,900 - 11756 Valley Ridge Boulevard Nw, Calgary

MLS® #A2265614

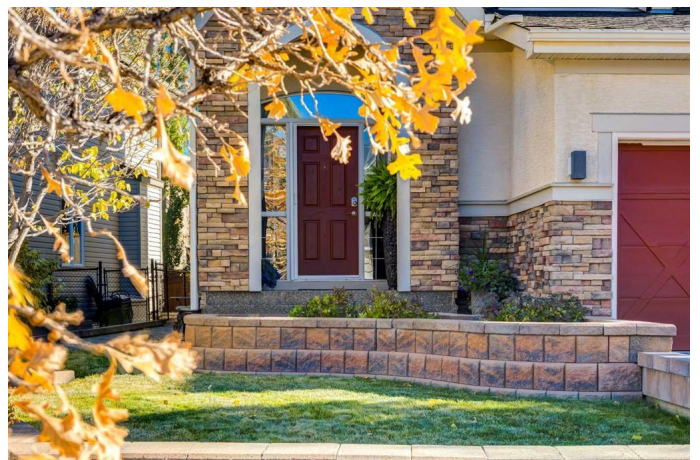
\$899,900

3 Bedroom, 4.00 Bathroom, 2,233 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Set within the highly sought-after lower Valley Ridge community, this beautifully maintained residence combines timeless elegance with everyday comfort — just minutes from the Valley Ridge Golf Course, scenic pathways, and the Calgary West Farmers Market. From the moment you arrive, the home's grand curb appeal and lush landscaping make a lasting impression. The pristine east-facing backyard is a private oasis featuring a sun-shaded patio with awning, privacy screens, outdoor speakers and a meticulously cared-for garden — the perfect retreat for morning coffee or evening gatherings. Inside, a spacious foyer opens into a bright, airy living room with soaring two-storey 18' ceilings and a gas fireplace. The open-concept layout flows seamlessly into a generous dining area and a well-appointed kitchen with abundant cabinetry, stainless steel appliances (including a new microwave- 2025), breakfast bar, and large walk-in pantry. A private office off the dining area provides an ideal work-from-home space, while the mudroom adds everyday convenience. The double attached garage is insulated, drywalled, finished with an epoxy floor and has hot and cold water taps. Upstairs, discover three large bedrooms, each with its own walk-in closet. Sunlight floods the home through the open-to-below design and large skylight, creating a warm, inviting ambiance. The primary suite is a true retreat, offering a spacious bedroom with vaulted ceilings, sunny south exposure, large walk-in



closet, and a 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Completing the upper floor is an additional 4pc bathroom and large laundry room with built-ins and laundry closet. The fully developed lower level expands your living space with three distinct entertaining zones perfect for a theatre room, games area, and fitness space, plus a cozy corner fireplace and a charming library closet complete with floor-to-ceiling built-ins. Additional features include a water softener, new hot water tank (2024), fresh paint throughout the main floor (2025), new washer/dryer (2025) and newly resealed aggregate driveway (2025). Step outside your front door and enjoy the beauty of Valley Ridge's extensive trail network " perfect for evening strolls, morning jogs, or peaceful walks along the river valley. Lovingly cared for by the same family for nearly two decades, this home has been the backdrop to countless cherished milestones. Now, it's ready for new memories to be made. Experience the unmatched combination of comfort, character, and location that makes Valley Ridge one of Calgary's most desirable communities.

Built in 2005

Essential Information

MLS® #	A2265614
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,233
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	11756 Valley Ridge Boulevard
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Organizers, Double Vanity, Floorplan, Pantry, See Remarks, Ceiling(s), Walk-In Closet(s),
-------------------	---

Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
------------	--

Heating	Forced Air
Cooling	Wall/Window Unit(s)

Fireplace	Yes
-----------	-----

# of Fireplaces	2
-----------------	---

Fireplaces	Gas, Living Room, Basement
------------	----------------------------

Has Basement	Yes
--------------	-----

Basement	Full
----------	------

Exterior

Exterior Features	Other, Private Yard
-------------------	---------------------

Lot Description	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Many Trees, Rectangular Lot, See Remarks, Street Lighting, Treed, Secluded
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Stucco, Wood Frame
--------------	---------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information



Date Listed	October 29th, 2025
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.