

# \$949,000 - 11956 Valley Ridge Drive Nw, Calgary

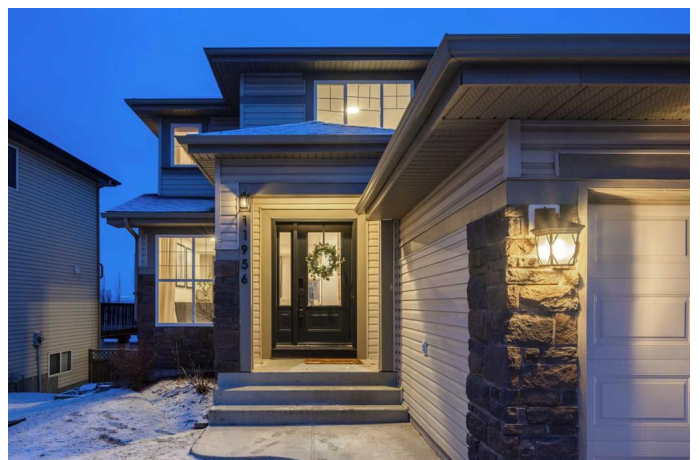
MLS® #A2200920

**\$949,000**

6 Bedroom, 4.00 Bathroom, 2,480 sqft  
Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

\*\*\*Open House Saturday, March 29 and Sunday, March 30, 2025 2pm-4pm\*\*\*Welcome to this beautifully renovated six-bedroom, 3.5-bathroom spacious modern farmhouse in the desirable Valley Ridge neighborhood. Thoughtfully updated with high-end finishes and contemporary style, this home offers elegance and functionality, making it ideal for families, professionals, or multi-generational living. The open-concept living spaces are filled with natural light, featuring brand-new flooring, sleek countertops, and stylish fixtures throughout. The gourmet kitchen is a chef's dream, complete with high-end appliances, ample cabinetry, and a large island perfect for meal prep or entertaining. The primary suite is a private retreat with a spacious layout, walk-in closet, and a spa-inspired ensuite with a luxurious soaking tub, separate shower, and dual vanities. The additional bedrooms are generously sized, offering comfort and convenience for the entire family. A standout feature of this home is the walkout in-law quarters, 2 bedrooms, complete with a private entrance, full bathroom, galley kitchenette, and separate living space, making it ideal for long-term guests, extended family, or even an Airbnb rental opportunity. With its own entrance and ample privacy, your guests can stay for months without disrupting your main living space. The bonus room upstairs is a versatile space, perfect for a playroom, home theater, or gym, while the main-floor office provides the perfect setup for working



from home. Outside, the double-attached garage offers plenty of storage and parking. Situated in the highly sought-after Valley Ridge community, this home provides easy access to schools, parks, shopping, Stoney Trail, and Canada Olympic Park, with the mountains just minutes away for weekend adventures filled with skiing and hiking. This modern farmhouse offers an abundance of possibilities—whether you're looking for multi-generational living, income potential, or simply a stunning place to call home, this is a rare opportunity that won't last long. Schedule your private showing today.

Built in 2003

### Essential Information

MLS® #	A2200920
Price	\$949,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,480
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11956 Valley Ridge Drive Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.