

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

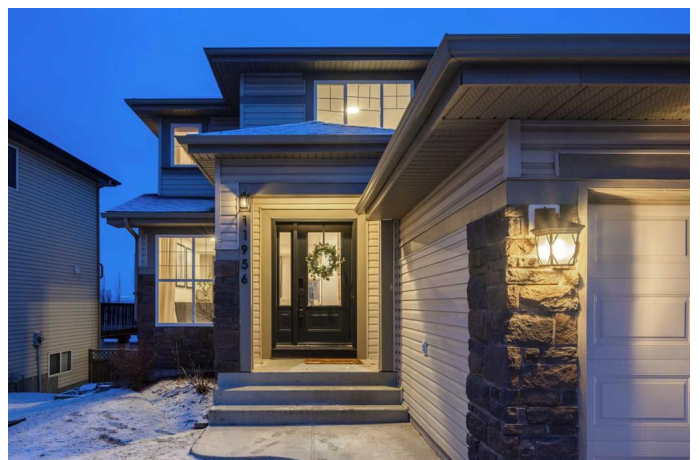
MLS® #A2200920

**\$949,000**

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

Valley Ridge, Calgary, Alberta

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, Vinyl Windows, Walk-In Closet(s), Separate Entrance |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven                      |
| Heating           | Central   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, 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 | 23               |
| Zoning         | R-CG             |

### Listing Details

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

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