11755 Valley Ridge Boulevard NW

Calgary | Active | MLS® A2354436

$850,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**2,154.4 sq. ft.**

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Listed by Real Broker

A closer look

With the Bow River and its trails just beyond the front door, downtown under 20 minutes away, and the mountains close enough for a spontaneous ski day, this original-owner Valley Ridge home has been lovingly cared for since the day it was built, and it’s ready for whoever comes next to enjoy every season here, from riverside walks with the dog through fall colours, fresh snow, and long summer evenings, to nights in the hot tub out back. Italian stone plank flooring carries from the bright entryway throughout the main level and into a vaulted living room, where oversized windows pull in the light, a tiled fireplace anchors every evening, and remote-controlled Hunter Douglas blinds close out the early dark. The kitchen is built for slow Sunday pancakes, pizza nights, and holiday baking around the island, with quartz counters, stainless steel appliances, a walk-through pantry, an induction range (2021), Samsung Bluetooth fridge (2024), and Bosch dishwasher (2024). A mudroom and powder room complete the level, and sliding doors lead to a multi-tiered deck with a built-in stone outdoor kitchen, made for these mild fall evenings while they last. Upstairs, a versatile bonus room works as a movie room, home office, or reading nook, with central air keeping things comfortable through the warmer months. The primary bedroom is its own retreat with vaulted ceilings, a navy accent wall, a walk-in closet, and a 4-piece ensuite with a soaker tub made for winter soaks and a stand-up shower, while two more bedrooms with Hunter Douglas blinds share a full bath. The basement gives the family room to grow, with cork flooring warm underfoot, a large rec room built for mini sticks tournaments when it’s too cold outside, and a fourth bedroom for guests, a teenager, or a future office. After a day on the slopes, the fully tiled steam shower and heated floors are hard to beat, and a custom dry bar means holiday gatherings never have to move upstairs. A newer washer and dryer (2022) and radon mitigation add quiet reassurance for whoever calls this home next. Out back, string lights across cedar posts glow over Indonesian mahogany decking and a poured concrete stone patio as the sun goes down, turning the yard into the place everyone ends up, while the hot tub fits the whole family, or just the grown ups once the kids are asleep. A rock garden with columnar aspens frames a second lounge area on low-maintenance turf with room for a future fire pit, all wrapped in a cedar privacy fence. Beyond the front door, Valley Ridge does the rest, with river trails for crisp morning walks with the dogs, Valley Ridge Golf Club, Bowness Park, and Baker Park close by, and downtown less than 20 minutes away. This is a home that has been loved, and it shows, close to the river, close to the mountains, and ready for every season to come, starting with the holidays here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354436
Bedrooms	4
Bathrooms	4
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,154.4 sq. ft.
Main Level Finished Area:	1,025.62 sq. ft.
Below Grade Finished Area:	938.65 sq. ft.
Acreage:	No
Lot Area:	4,122 sq. ft.
Lot Frontage:	38'2"
Front Exposure:	East
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0610067
Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Cork, Stone, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Valley Ridge (Calgary)
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Induction Range, TV Mount in Living Room, Bar Fridge in Basement, TV Mount in Basement, Central Vacuum, Central A/C, Radon Mitigation System, Refrigerator in Garage, Bike Racks in Garage, Built-in Shelving in Garage, Built-in BBQ (as-is), Hot Tub, Patio String Lights, Garage COntrol(s)
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 13'6" × 9'2" ·
Main Floor	Kitchen · 14'8" × 9'5" ·
Main Floor	Living Room · 22'2" × 13'5" ·

Main Floor	Mud Room · 8'9" × 8'5" ·
Upper Level	Bedroom · 13'2" × 9'11" ·
Upper Level	Bedroom · 11'3" × 10'4" ·
Upper Level	Bedroom - Primary · 21'8" × 15'9" ·
Upper Level	Walk-In Closet · 10'9" × 6'2" ·
Basement	Bedroom · 13'6" × 10'11" ·
Basement	Game Room · 14'5" × 12'10" ·
Basement	Game Room · 14'5" × 8'3" ·
Basement	Storage · 7'6" × 5'7" ·
Basement	Furnace/Utility Room · 13'10" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Built-in Barbecue, Lighting, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11755-valley-ridge-boulevard-nw-calgary-a2354436/

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