

**11928 Valley Ridge Drive NW
Calgary, Alberta**

MLS # A2192521



\$935,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,721 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

It's HERE!!! The bungalow you've been anxiously waiting for. 1720 sq ft bungalow in the beautiful Valley Ridge community. With stunning views and a great location, it offers the best of both worlds—peace and convenience. On the main floor, you'll find a large master bedroom with a spacious ensuite and walk-in closet. The second bedroom, with its large south-facing windows, could also be the perfect home office. Plus, there's a full bathroom nearby. And the cute little "pocket den" is the perfect flex space for a toy room, bar or desk area. The fully finished walkout basement has two more big bedrooms, a full bathroom, a spacious family room perfect for gatherings, and a couple of versatile flex spaces. And don't worry about storage—there's plenty of it here. With a few finishing touches, you can make this home the home of your dreams! Living in Valley Ridge means enjoying the scenic beauty and the friendly vibe of the community. You'll have parks, golf courses, the Bow River, and the stunning Rocky Mountains just a hop, skip and jump away. Plus, with easy access to Stoney Trail and 16th Ave, getting anywhere in the city is easy! Don't miss out on the chance to turn 11928 Valley Ridge Drive into your dream home. Your home has arrived!! I'll see you there!