

**12069 Valley Ridge Drive NW  
Calgary, Alberta****MLS # A2219818****\$825,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Valley Ridge                          |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 2,543 sq.ft.                          | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                             |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped             |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | Curtains   |                   |      |

WOW, WOW, AND WOW &mdash; FORMER ESTATE SHOWHOME &mdash; LOADED WITH FEATURES &mdash; opportunities like this don't come up often. When was the last time you came across a home with INFLOOR HEATING in an OVERSIZED garage? Welcome to 12069 Valley Ridge Drive NW, a beautifully two-storey home nestled in a highly desirable neighborhood, showcasing numerous high-end upgrades. This stunning home offers an inviting layout with 9-foot ceilings, higher quality engineered hardwood floors, a bright gourmet kitchen with maple cabinets, a large island with wine storage, breakfast bar, stainless steel appliances, granite countertops, built-in shelving, and a spacious BUTLER pantry / OR OFFICE. The main floor features a beautiful living room/media area complete with a cozy three-sided fireplace, built-in speakers, and surround sound &mdash; perfect for entertaining or relaxing family nights. There's also a convenient half bath, mudroom/laundry area. Upstairs, enjoy a massive bonus room with high ceilings, area/media room equipped with a 5.1 surround sound system, ideal for a home theatre, gaming, or additional family space. The home's impressive features continue with a double attached heated garage (including a heated garage floor), sprinkler system, two furnaces, central vacuum, and central air conditioning for year-round comfort. This is an excellent choice for family living and long-term investment potential, ideally situated close to parks, golf courses, nature trails, shopping, schools, and major roadways for easy access to downtown or the mountains. Relax and entertain outdoors on your private deck. Surrounded by the charm of Valley Ridge, you're steps from serene green spaces and close to all the amenities you need. There is so much development happening close

by which you can take advantage of and still have your private oasis that makes it easy to get to the mountains. With COP right there, Trinity hill & all the shopping it has to offer, Calgary farmer's market, Calgary climbing center and so much more that people drive all over the city to visit, but a short drive for you. Book a showing with your favorite Realtor today and experience firsthand all the comfort, luxury, and lifestyle this incredible property has to offer!