

# \$850,000 - 10890 Valley Ridge Drive Nw, Calgary

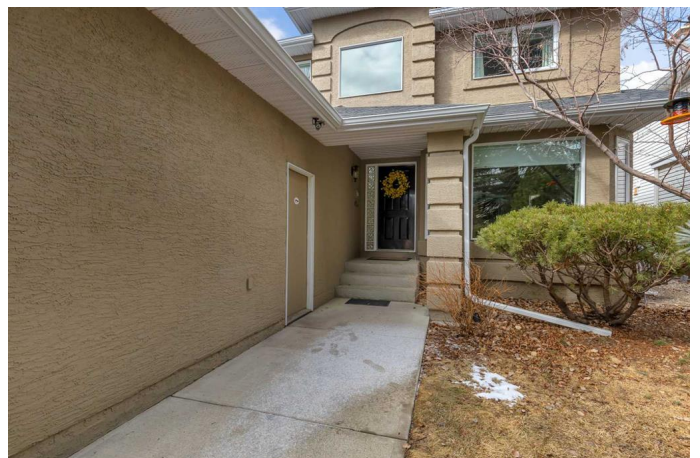
MLS® #A2203933

**\$850,000**

3 Bedroom, 3.00 Bathroom, 2,445 sqft  
Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

This house is undeniably a showstopper. To begin with, it features a renovated dream kitchen complete with granite countertops, ample cabinetry, and newly finished beautiful hardwood flooring throughout the main level. It boasts solid oak railings adorned with metal spindles and hardwood steps, along with custom, top-quality light fixtures throughout the home. In the family room, you'll find custom built-in oak cabinetry paired with a cozy gas fireplace and large west-facing windows. The yard is an oasis that has been professionally designed and constructed. Spanning 1,305 square feet, the main floor encompasses the kitchen, breakfast nook, family room, living room, and dining room. The decor exudes sophistication, highlighted by numerous niches, ledges, and bookshelves. The main floor office features custom cabinetry and large etched glass windows framed by elegant French doors. The west-facing backyard is bathed in sunlight and provides access to a spacious deck that overlooks a beautifully landscaped yard, complete with manicured foliage, stunning stamped concrete, and a three-tiered deck encircling a tranquil water fountain and wood burning fire pit. Completing the main floor is a mudroom/laundry room equipped with a sink, a drip-dry clothes rack, custom storage cabinets, and a half bath. The primary bedroom is generously sized, featuring a sitting area, his and hers walk-in closets, and a luxurious five-piece ensuite. The additional two bedrooms also offer walk-in closets,



complemented by a four-piece bath. The lower level is framed, wired, and insulated, awaiting your personal touch, and includes a large workshop with benches ready for your projects. The oversized double garage is drywalled, heated with a separate furnace, and comes equipped with work benches and shelving units. There's even more to discover: Pre-wired stereo speaker outlets on the upper deck and primary bedroom, a private fenced dog run complete with an insulated doghouse, a cedar deck pre-wired for a hot tub, custom exterior aluminum security sun shutters on the west-facing family room window, air conditioning, a security system, updated painted stucco exterior with newer asphalt shingles and new eavestroughs. The entire yard has been professionally designed and landscaped with mature trees and shrubs. This remarkable home is conveniently located near paved pathways throughout the community, leading down through the environmental reserve to Bowness Park and Baker Park, with easy access to the mountains and downtown. This is a truly exceptional property that is sure to make a lasting impression. Please check out the short video to highlight what this home has to offer in the summertime.

Built in 1994

### **Essential Information**

MLS® #	A2203933
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,445
Acres	0.13
Year Built	1994

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10890 Valley Ridge Drive Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5R1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Dog Run
Lot Description	Landscaped, Many Trees, Rectangular Lot, Treed, Waterfall
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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