

\$775,000 - 12069 Valley Ridge Drive Nw, Calgary

MLS® #A2219818

\$775,000

4 Bedroom, 4.00 Bathroom, 2,543 sqft

Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Priced to Sell Quick - \$50k Price DROP! ***
WOW, WOW, AND WOW â€” FORMER
ESTATE SHOWHOME â€” LOADED WITH
FEATURES â€” 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 â€” perfect for
entertaining or relaxing family nights.
Thereâ€™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
homeâ€™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, youâ€™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!

Built in 2001

Essential Information

MLS® #	A2219818
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,543
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12069 Valley Ridge Drive Nw
Subdivision	Valley Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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