

# \$1,070,000 - 12134 Valley Ridge Drive Nw, Calgary

MLS® #A2233897

**\$1,070,000**

4 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.17 Acres

Valley Ridge, Calgary, Alberta

Whatâ€™s more importantâ€¦ The journey? Or the destination? Well, as far as destinations go this home is tough to beat. Start your mornings eating breakfast surrounded by windows with peaks of the environmental reserve. Or, maybe youâ€™d prefer to cozy up on one of the stools at the kitchen island? They say â€œThe way to someoneâ€™s heart is through their belly.â€• The kitchen. Itâ€™s the inevitable destination where good taste and efficiency meet. Not only in terms of a new 5-burner gas cooktop to fry up scrambled eggs or the warming drawer to stash pancakes, but in its cheerful colour palette, full-height cabinetry and quick access to the pantry when you need those bulkier kitchen appliances, like a waffle iron. Youâ€™ll make memories with family and friends whether you decide to lounge on the deck, run around the huge backyard, hangout on the secluded patio, socialize around the living room, play upstairs in the bright bonus room, or chill downstairs in the rec room. The convenient main floor office glows with natural light. Hmmmm. Maybe you should take up painting? What about when you need to leave the house? Youâ€™ll look forward to the journey upon entering the heated triple attached garage to decide which vehicle you'll take. Sure, you might find it tough leaving your alcove nestled at the tip of the community. Saying "bye" to the playground across the street, full of memories. Then there's the trailhead a few steps further, with even more



memories from all those afternoons meandering down to the Bow River. Luckily the interchange leaving Valley Ridge prioritizes efficiency. If you work near a ring road exit you might not stop until pulling into the company parking lot. Sure, if you’re bound for downtown and realize you’re in a major city again when you finally hit a red light, you might want to turn around. Just remind yourself of all those days that same interchange took you and your family west across the Foothills and into the Rocky Mountains. Sometimes those drive seemed so quick you don’t know if it would be more appropriate to say you live in Northwest Calgary or just outside Canmore. This home can be where your journey begins. Perhaps it’s the long awaited destination for your family to grow. It could be both.

Built in 2012

**Essential Information**

MLS® #	A2233897
Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12134 Valley Ridge Drive Nw
Subdivision	Valley Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6B4

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Secured, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, Storage, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Irregular Lot, Landscaped, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	Charles
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