



GRASSROOTS
REALTY GROUP

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10316 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2233370



\$849,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Refrigerator, TV Mount, Microwave and electric fireplace in Basement, Some Furniture (TBD)

Incredible 6-Bedroom Home with Over 3,000 Sq Ft of Living Space in Hidden Valley – Perfect for Large or Multigenerational Families! Don’t miss this rare opportunity to own a beautifully updated, move-in ready home in one of Calgary’s most beloved, family-friendly communities. Offering the perfect blend of space, comfort, and convenience, this home is ideal for growing or multigenerational families. The main floor features a spacious and functional layout, including a large kitchen with stainless steel appliances, quartz countertops, a pantry, and an oversized breakfast bar. The kitchen opens into a bright dining area framed by large windows, while the adjacent family room offers the cozy charm of a wood-burning brick fireplace—perfect for relaxing evenings. A formal dining/living room combination, convenient laundry room, and a half bath complete the main level. Upstairs, you’ll find four generously sized bedrooms, including a large primary suite with a 4-piece ensuite featuring a tub and a walk-in closet. A second full bathroom serves the remaining bedrooms, providing an ideal setup for larger families. The fully developed basement includes two additional bedrooms, a full bathroom, a spacious recreation or family room, a wet bar, and two storage rooms—perfect for a teen retreat, guest suite, home office, or gym. Enjoy your beautifully landscaped backyard complete with underground sprinklers, mature trees, and a large deck—perfect for entertaining or quiet evenings outdoors. Additional features include central air conditioning to keep you cool in the summer months. Located in Hidden Valley, this home offers quick access to Nose Hill Park, top-rated schools, shopping centres, and major routes including Stoney Trail, Beddington Trail, Deerfoot Trail, and the Calgary International Airport. An

exceptional value for families seeking space, functionality, and modern comfort—all in a quiet, convenient location.