



GRASSROOTS
REALTY GROUP

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10913 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2256797



\$739,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,684 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, 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:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this rare and impressive 5-bedroom, fully finished bi-level home, offering over 2600 sq ft of living space in the highly sought-after community of Hidden Valley — ideally located close to schools, transit, parks, and all amenities. Step inside to discover a bright, open floor plan featuring vaulted ceilings, large windows, and hardwood flooring throughout. The formal living and dining rooms are complemented by stylish wrought iron railings, adding an elegant touch to the main level. The updated kitchen boasts rich wood cabinetry, stainless steel appliances, and a massive center island — perfect for cooking, entertaining, and everyday family life. Just off the kitchen, you'll find a cozy breakfast nook and a welcoming family room with a corner gas fireplace. Patio doors lead from the nook to the rear deck and a fully fenced backyard — ideal for kids, pets, or outdoor gatherings. The unique master retreat loft offers privacy and comfort with a walk-in closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the main floor. The lower level was recently finished (with permits) and includes a spacious living area with a wet bar, two more generously sized bedrooms, a full bathroom, and a laundry room — with potential for conversion to a secondary suite or in-law space (subject to city approval). Recent upgrades include a new roof and hot water tank (2021), new furnace (2022), and a new garage door (2025) — offering long-term value, comfort, and peace of mind. Additional features include an oversized double attached garage, a large driveway, and excellent curb appeal. This home is a must-see — a rare find in a family-friendly neighbourhood, move-in ready and full of potential!

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