



**10316 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2301053



\$665,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-25-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Electric Fireplace, Black Microwave Oven, Black Fridge and Dishwasher Downstairs.

****OPEN HOUSE SUNDAY JUNE 14 FROM 2:00PM to 4:00 PM****2097 sq foot 4 bedroom 2 story home with an additional 2 bedrooms down giving you a total of 6 bedrooms. Main floor has Living Room, Flex room great for home office, Kitchen with eating area and stainless steel appliances, family room with Wood Burning Fireplace with gas log lighter, 2 piece bathroom and Laundry room. Upstairs large Master Bedroom with walk in closet and 4 piece ensuite, 3 more bedrooms and 4 piece bathroom. Basement large rec room with electric fireplace, wet bar with dishwasher, 2nd black fridge and black microwave, and 2 more bedrooms, Ideal for extended family, visitors or multi-generational living, utility room and storage room . Large east facing deck off the kitchen and pie shaped back yard. Central air conditioning. All of this is located in the highly desirable community of Hidden Valley with exclusive schools of K-9 in Catholic, public and french immersion and tons of children parks. Easy access to major road ways such as Deerfoot Trail, Stoney Trail, Crowchild, Shaganappi, and 14 St. Steps to bike path system all around the city. Drive to downtown Calgary in less than 20 minutes. Groceries, banks, restaurants, fast food and more all close by.