



**GRASSROOTS**  
REALTY GROUP

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10800 Hidden Valley Drive NW  
Calgary, Alberta

MLS # A2320026



**\$589,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

2-storey home in the family-friendly community of Hidden Valley. The main floor offers a formal dining room, breakfast nook, and a functional kitchen with direct access to the backyard deck. Upstairs features a spacious bonus room, two bedrooms, a full bath, and a comfortable primary suite with a walk-in closet and an ensuite bathroom. The finished basement includes a large rec room, a flex room, and a full bathroom. Located minutes from Valley Creek School and St. Elizabeth Seton School, with quick access to Stoney Trail, Deerfoot Trail, and Beddington Trail.