



GRASSROOTS
REALTY GROUP

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10521 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2333979



\$614,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Central vacuum with no attachments, additional washer and dryer in the basement

Welcome to this wonderful family home in the heart of Hidden Valley. Ideally situated directly across the street from the neighborhood's ultimate recreational hub—complete with a playground, outdoor hockey rink, basketball court, and tobogganing hill—this home offers an unbeatable lifestyle for active families. Offering 4 spacious bedrooms, 3.5 bathrooms, and over 2,100 sq. ft. of developed living space, this property truly checks all the boxes. Inside, you'll find generous space across all levels including a fully developed basement complete with bedroom, bathroom and recreation room to seamlessly accommodate work, play, and growing family needs. Enjoy total peace of mind thanks to over \$40,000 in recent high-value exterior upgrades completed in the last year alone - including brand-new siding, updated exterior lighting fixtures, a new garage door, and a durable (upgraded) hail-resistant asphalt shingle roof. Outdoors, entertaining is a breeze on the massive 14' x 14' rear deck, and storage comes easy with an oversized storage shed for all your seasonal gear. Don't miss this turn-key opportunity to live in this ideally situated home in NW Calgary.