



GRASSROOTS
REALTY GROUP

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10800 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2345495



\$598,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

2-storey home in the family-friendly community of Hidden Valley with no Poly-B water pipes and a new garage door. 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.