



GRASSROOTS
REALTY GROUP

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10521 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2348397



\$585,000

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: None

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.