



GRASSROOTS
REALTY GROUP

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11121 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2235986



\$669,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this exceptional home nestled in the heart of Hidden Valley. Backing directly onto scenic green space and a peaceful walkway, this property offers the perfect blend of privacy and outdoor living. Step inside to a vaulted front entrance that opens into a thoughtfully designed floor plan ideal for families and entertaining alike. The open-concept kitchen features generous counter space and flows seamlessly into a spacious eating area, perfect for gatherings. A cozy gas fireplace warms the bright and inviting living room. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a private en-suite bathroom. The laminate flooring throughout the main level adds a modern, low-maintenance touch. The fully developed basement extends your living space with a fourth bedroom, a comfortable recreation room, and a stylish dry bar—ideal for movie nights or entertaining guests. Enjoy sunny afternoons in your south-facing backyard, complete with a large deck that's perfect for BBQs and relaxing evenings. Additional highlights include main floor laundry and a double attached garage that is fully drywalled and insulated for comfort and convenience year-round. This home combines space, style, and location—a rare opportunity in a sought-after community.