



GRASSROOTS
REALTY GROUP

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11065 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2264656



\$650,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Projector, Screen, Garage Shelving, 2 TV Wall Mounts, 3 Ring Cameras, Fire Pit

Welcome to the perfect family home offering a beautiful blend of comfort, function, & style — all in a prime location backing onto peaceful green space, with a school in one direction & a playground in the other. Step inside to a bright & open floor plan with a large front entry & gleaming hardwood floor throughout the main level. The spacious island kitchen features crisp white cabinetry, a corner pantry, & plenty of counter space — ideal for busy mornings or casual entertaining. A convenient two-piece bath & main-floor laundry complete this level. Upstairs, you’ll find a huge bonus room with a cozy gas fireplace — the perfect spot for family movie nights or quiet relaxation. Two generous bedrooms accompany a large primary suite featuring a custom walk-through closet that leads to a beautifully renovated ensuite with an oversized walk-in shower. The fully finished basement offers even more space for family & guests, with a comfortable family room & two additional bedrooms. Outside, the sunny south-facing backyard is designed for enjoyment, complete with a fully enclosed gazebo featuring a home theatre & screen — a true retreat for year-round entertainment. Recent updates include a new fridge, stove, dishwasher, hood fan, carpet replacement, a stunning ensuite renovation, & the addition of the custom-built gazebo with home theatre. With thoughtful upgrades, a functional layout, & an unbeatable location surrounded by parks & green space, this is a home you’ll love calling your own!!