



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11185 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2287079**



**\$600,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Pie Shaped Lot, Treed		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, Quartz Counters		

**Inclusions:** Portable "island" in kitchen, Cabinets and work bench in garage, radon mitigation system, backyard shed, shelving unit beside fridge in basement

Welcome Welcome to this super clean and upgraded two storey home in the desirable community of Hidden Valley—an ideal family home with 4 bedrooms and 3.5 bathrooms, located close to all Hidden Valley schools. The main floor features a bright, open concept layout with a spacious living room, dining room, 2-piece bath, and an upgraded white kitchen with quartz countertops and patio doors leading to a huge two-tier deck in a sunny south-facing backyard; perfect for entertaining and family time. The upper level offers a spacious bonus room with a cozy gas fireplace, three bedrooms, including the primary bedroom with a walk-through closet and a 4-piece ensuite featuring a soaker jetted tub, plus an additional full bathroom. The fully developed basement includes a fourth bedroom, full bathroom, generous recreation room, and laundry room, providing excellent additional living space. Recent mechanical and home upgrades include a high-efficiency furnace (2017), central air conditioning (2017), radon mitigation system (2023), hot water tank (2014), and newer shingles (approximately 2020). Hidden Valley is a highly sought after Northwest Calgary neighbourhood known for its rolling hills, parks, walking paths, and family-friendly atmosphere. Residents love the access to green spaces, nearby playgrounds, community amenities, and convenient shopping, along with quick access to major routes including Stoney Trail, Shaganappi Trail, and Country Hills Boulevard.