



**10884 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2290313



\$540,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Masonite, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: hot tub

Open House Saturday March 7th at 10 am. Welcome to 10884 Hidden Valley Dr NW, a well-kept 1,259 sq ft home in the established community of Hidden Valley, inside the ring road. With 3 bedrooms and a fresh paint job throughout, this home is move-in ready and offers a functional layout suited for young families or buyers looking to get their foot into NW Calgary real estate. The main floor features a large well lit living room, connected to the dining and kitchen areas, creating a natural flow for both everyday living and hosting friends or family. The large, south facing living room window brings in plenty of natural light, giving the space a bright and welcoming feel. One of the home's most valuable features is the fully finished walk-out basement. This flexible space works well as a family room, home office, gym, or guest area. The walk-out design also provides direct access to the patio and double car garage, extending your living space to the patio outside. Either out of your walk-out or off your deck and down the stairs, you'll find a 23'4" x 23'4" detached garage, offering ample room for vehicles, storage, tools, or hobbies. The large garage size is increasingly rare feature this day and age. The north facing deck off the kitchen is real nice in the hot summer months to be in the shade chilling up there with a set of stairs for access into the backyard and garage, super handy bringing groceries into the house from the garage. Located close to parks, schools, walking paths, and shopping, this home offers the convenience buyers want while still being part of a quiet, established neighbourhood. With quick access to major routes like the ring road and Deerfoot close by, commuting across the city or getting out to the mountains is efficient and straightforward. The home is inside a school zone, so cars are going nice and slow as they pass your house.

Homes with a finished walk-out basement and oversized garage in Hidden Valley don't come up often. If you've been waiting for a well-located home with space to grow, this one is worth seeing. Book your showing and experience it for yourself. We have an updated RPR with Stamp of Compliance for a smooth possession for you.