



**10316 Hidden Valley Drive NW  
Calgary, Alberta**

**MLS # A2301053**



**\$729,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,097 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	20-25-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Electric Fireplace, Black Microwave Oven, Black Fridge and Dishwasher Downstairs.

\*\*\* OPEN HOUSE SATURDAY MAY 2 from 2 to 4\*\*\*2097 sq foot 4 bedroom 2 storey home. Total 6 bedrooms. Main floor has Living Room, Flex room great for home office, Kitchen with eating area and stainless steel appliances, family room with Wood Burning Fireplace with gas log lighter, 2 piece bathroom and Laundry room. Upstairs large Master Bedroom with walk in closet and 4 piece ensuite, 3 more bedrooms and 4 piece bathroom. Basement large rec room with electric fireplace, wet bar with dishwasher, 2nd black fridge and black microwave, could be used as an internal suite, utility room, storage room and 2 more bdrooms. Large east facing deck off the kitcen and pie shaped back yard. Central air conditioning