

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

**MLS # A2258562**



**\$799,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,103 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Low Maintenance		

<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>	Finished, 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>	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** Refrigerator, TV Mount, Microwave and electric fireplace in Basement, Some Furniture (TBD)

Spacious 6-Bedroom Home in Hidden Valley &ndash; Over 3,000 Sq. Ft. of Comfortable Living! Welcome to this rare find in one of Calgary's most loved, family-friendly communities! With six bedrooms and over 3,000 sq. ft. of living space, this beautifully updated home is designed to fit the needs of large or multigenerational families&mdash;without compromising on comfort or style. The main level offers a smart, open layout with a bright kitchen featuring stainless steel appliances, quartz countertops, a pantry, and an oversized breakfast bar. The kitchen flows seamlessly into the dining area and cozy family room, where a wood-burning brick fireplace adds warmth and charm. A formal dining/living room combo, laundry room, and powder bath complete this functional floor. Upstairs, you'll find four spacious bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite with a tub. A second full bath serves the additional bedrooms&mdash;perfect for growing families. The fully finished basement adds incredible flexibility with two more bedrooms, a full bathroom, a large recreation space, wet bar, and plenty of storage&mdash;ideal for teens, extended family, guests, or a home office. Step outside to enjoy the beautifully landscaped backyard with underground sprinklers, mature trees, and a large deck&mdash;an inviting spot for summer barbecues or quiet evenings. Central A/C keeps you comfortable year-round. Hidden Valley is known for its schools, playgrounds, pathways, and proximity to Nose Hill Park. With easy access to Stoney Trail, Beddington Trail, Deerfoot, shopping, and the airport, this location is as convenient as it is family-oriented. A true Hidden Valley gem offering space, function, and modern comfort for today's busy families.