

**11121 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2235986**



## \$669,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,691 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Dry Bar, See Remarks, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this exceptional home nestled in the heart of Hidden Valley. Backing directly onto scenic green space and a peaceful walkway, this property offers the perfect blend of privacy and outdoor living. Step inside to a vaulted front entrance that opens into a thoughtfully designed floor plan ideal for families and entertaining alike. The open-concept kitchen features generous counter space and flows seamlessly into a spacious eating area, perfect for gatherings. A cozy gas fireplace warms the bright and inviting living room. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a private en-suite bathroom. The laminate flooring throughout the main level adds a modern, low-maintenance touch. The fully developed basement extends your living space with a fourth bedroom, a comfortable recreation room, and a stylish dry bar—ideal for movie nights or entertaining guests. Enjoy sunny afternoons in your south-facing backyard, complete with a large deck that’s perfect for BBQs and relaxing evenings. Additional highlights include main floor laundry and a double attached garage that is fully drywalled and insulated for comfort and convenience year-round. This home combines space, style, and location—a rare opportunity in a sought-after community.