

**11065 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2264656**



## \$625,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<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>	Central Vacuum, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Projector, Screen, Garage Shelving, 2 TV Wall Mounts, 3 Ring Cameras, Fire Pit

Welcome to the perfect family home offering a beautiful blend of comfort, function, & style — all in a prime location backing onto peaceful green space, with a school in one direction & a playground in the other. Step inside to a bright & open floor plan with a large front entry & gleaming hardwood floor throughout the main level. The spacious island kitchen features crisp white cabinetry, a corner pantry, & plenty of counter space — ideal for busy mornings or casual entertaining. A convenient two-piece bath & main-floor laundry complete this level. Upstairs, you’ll find a huge bonus room with a cozy gas fireplace — the perfect spot for family movie nights or quiet relaxation. Two generous bedrooms accompany a large primary suite featuring a custom walk-through closet that leads to a beautifully renovated ensuite with an oversized walk-in shower. The fully finished basement offers even more space for family & guests, with a comfortable family room & two additional bedrooms. Outside, the sunny south-facing backyard is designed for enjoyment, complete with a fully enclosed gazebo featuring a home theatre & screen — a true retreat for year-round entertainment. Recent updates include a new fridge, stove, dishwasher, hood fan, carpet replacement, a stunning ensuite renovation, & the addition of the custom-built gazebo with home theatre. With thoughtful upgrades, a functional layout, & an unbeatable location surrounded by parks & green space, this is a home you’ll love calling your own!!