

10913 Hidden Valley Drive NW Calgary, Alberta

MLS # A2270837



\$669,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,684 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover this exceptional 5-bedroom, fully finished bi-level offering over 2,600 sq. ft. of beautifully designed living space in the heart of Hidden Valley. Ideally situated near schools, transit, parks, and everyday amenities, this home is perfectly tailored for family living. Step inside to a bright and spacious floor plan featuring vaulted ceilings, large windows, and hardwood flooring throughout the main level. The formal living and dining rooms are enhanced by elegant wrought-iron railings, creating an open and upscale feel. The updated kitchen features rich wood cabinetry, stainless steel appliances, and a massive centre island—perfect for cooking, entertaining, and everyday family living. Just off the kitchen is a cozy breakfast nook and a warm, inviting family room with a corner gas fireplace. Patio doors lead to the rear deck and a fully fenced backyard, offering an ideal space for kids, pets, and outdoor gatherings. The unique lofted primary retreat provides exceptional privacy with a walk-in closet and a full ensuite. Two additional bedrooms and a second full bathroom complete the main level. The professionally finished lower level (with permits) offers incredible versatility, featuring a large recreation area with a wet bar, two additional generous bedrooms, a full bathroom, and a separate laundry room. With its layout, the lower level offers excellent potential for a secondary suite or in-law setup (subject to City approval). Recent updates include a new roof and hot water tank (2021), a new furnace (2022), and a new garage door (2025), providing long-term comfort and peace of mind. Additional features include an oversized double attached garage, a spacious driveway, and fantastic curb appeal. This home is truly a rare find in a family-friendly neighbourhood—move-in ready!