

11121 Hidden Valley Drive NW  
Calgary, Alberta

MLS # A2235986



\$649,900

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

|             |                                         |            |      |
|-------------|-----------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                 | Water:     | -    |
| Floors:     | Carpet, Laminate                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                         | Condo Fee: | -    |
| Basement:   | Finished, Full                          | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                         | Utilities: | -    |
| Features:   | Dry Bar, See Remarks, Walk-In Closet(s) |            |      |

Inclusions: N/A

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.