

11185 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2287079



\$600,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Pie Shaped Lot, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Quartz Counters		

Inclusions: Portable "island" in kitchen, Cabinets and work bench in garage, radon mitigation system, backyard shed, shelving unit beside fridge in basement

Welcome Welcome to this super clean and upgraded two storey home in the desirable community of Hidden Valley—an ideal family home with 4 bedrooms and 3.5 bathrooms, located close to all Hidden Valley schools. The main floor features a bright, open concept layout with a spacious living room, dining room, 2-piece bath, and an upgraded white kitchen with quartz countertops and patio doors leading to a huge two-tier deck in a sunny south-facing backyard; perfect for entertaining and family time. The upper level offers a spacious bonus room with a cozy gas fireplace, three bedrooms, including the primary bedroom with a walk-through closet and a 4-piece ensuite featuring a soaker jetted tub, plus an additional full bathroom. The fully developed basement includes a fourth bedroom, full bathroom, generous recreation room, and laundry room, providing excellent additional living space. Recent mechanical and home upgrades include a high-efficiency furnace (2017), central air conditioning (2017), radon mitigation system (2023), hot water tank (2014), and newer shingles (approximately 2020). Hidden Valley is a highly sought after Northwest Calgary neighbourhood known for its rolling hills, parks, walking paths, and family-friendly atmosphere. Residents love the access to green spaces, nearby playgrounds, community amenities, and convenient shopping, along with quick access to major routes including Stoney Trail, Shaganappi Trail, and Country Hills Boulevard.