

**10054 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2169783



\$999,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Lake, Front Y		

Heating:	ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), Forced Air	Water:	Natural Gas -
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden Shed		

Backing onto Hidden Valley Lake, you will find this immaculate 4-bedroom home with a designated office space and beautifully finished walkout basement, offering just over 3,400 sq. ft. of living space. The south-facing yard provides unobstructed city views overlooking the pond, and the mature trees in the backyard create a perfect spot for enjoying an evening fire with family and friends while maintaining a sense of privacy. This home has NEVER been on the market and was CUSTOM BUILT for the current owner in 1995. The home has been meticulously maintained and has undergone significant updates, including but not limited to new flooring, new shingles, a new furnace and A/C unit, new doors and windows, and new bathtub inserts—all updated since 2015. THE HOME IS TRULY MOVE-IN READY! The stunning primary bedroom is south-facing and features a large walk-in closet and a spacious soaking tub, adjacent to a three-sided natural gas fireplace, with incredible views overlooking Hidden Valley Lake. It's the perfect place to unwind with a glass of wine at the end of a long day! Hidden Valley is known for its picturesque landscape and welcoming, family-friendly atmosphere. The neighbourhood boasts a network of walking and biking trails, perfect for outdoor enthusiasts. Families will appreciate the convenience of school bus services, with pick-up and drop-off at the nearby 7-Eleven, and the presence of three schools within the community. Its prime location ensures all essential amenities are easily accessible, with major retailers like Costco, Superstore, T&T, and Walmart within 10 minutes. There's also an abundance of dining options to suit every taste. For nature lovers, Nose Hill Park, Calgary's largest urban park, is less than 10 minutes away, offering vast green spaces, trails, and breathtaking city skyline views. Don't miss the opportunity to

make this Hidden Valley gem your next home! Schedule your viewing today!