

# \$849,900 - 10316 Hidden Valley Drive Nw, Calgary

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MLS® #A2233370

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.13 Acres

Hidden Valley, Calgary, Alberta

Incredible 6-Bedroom Home with Over 3,000 Sq Ft of Living Space in Hidden Valley – Perfect for Large or Multigenerational Families!

Don't miss this rare opportunity to own a beautifully updated, move-in ready home in one of Calgary's most beloved, family-friendly communities. Offering the perfect blend of space, comfort, and convenience, this home is ideal for growing or multigenerational families.

The main floor features a spacious and functional layout, including a large kitchen with stainless steel appliances, quartz countertops, a pantry, and an oversized breakfast bar. The kitchen opens into a bright dining area framed by large windows, while the adjacent family room offers the cozy charm of a wood-burning brick fireplace – perfect for relaxing evenings. A formal dining/living room combination, convenient laundry room, and a half bath complete the main level.

Upstairs, you'll find four generously sized bedrooms, including a large primary suite with a 4-piece ensuite featuring a tub and a walk-in closet. A second full bathroom serves the remaining bedrooms, providing an ideal setup for larger families.

The fully developed basement includes two additional bedrooms, a full bathroom, a spacious recreation or family room, a wet bar,



and two storage roomsâ€”perfect for a teen retreat, guest suite, home office, or gym.

Enjoy your beautifully landscaped backyard complete with underground sprinklers, mature trees, and a large deckâ€”perfect for entertaining or quiet evenings outdoors. Additional features include central air conditioning to keep you cool in the summer months.

Located in Hidden Valley, this home offers quick access to Nose Hill Park, top-rated schools, shopping centres, and major routes including Stoney Trail, Beddington Trail, Deerfoot Trail, and the Calgary International Airport.

An exceptional value for families seeking space, functionality, and modern comfortâ€”all in a quiet, convenient location.

Built in 1992

**Essential Information**

MLS® #	A2233370
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	10316 Hidden Valley Drive Nw
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Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Raised Hearth, Wood Burning, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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