

# \$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 rooms”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 deck”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 comfort”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 |
|---------|------------------------------|

|             |               |
|-------------|---------------|
| 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, Mantle, Raised Hearth, Wood Burning, Stone                                        |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 80              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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