



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 HIDDEN Way, Calgary T3A 5S9**

MLS® #: **A2125198** Area: **Hidden Valley** Listing Date: **04/25/24** List Price: **\$575,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**  
Lot Information  
Lot Sz Ar: **3,143 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,047**  
Low Sqft:  
Ttl Sqft: **1,047**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Rectangular Lot**  
Park Feat: **Alley Access,Off Street,On Street,Parking Pad,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 11`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 8`2"</b>	<b>Family Room</b>	<b>Lower</b>	<b>12`4" x 11`4"</b>
<b>Laundry</b>	<b>Lower</b>	<b>4`10" x 4`0"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`8" x 3`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`2" x 4`4"</b>	<b>Storage</b>	<b>Lower</b>	<b>9`9" x 3`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 8`7"</b>

Bedroom  
4pc Bathroom  
2pc Bathroom

Upper  
Lower  
Main

9`1" x 7`11"

Den  
4pc Bathroom

Lower  
Upper

10`6" x 9`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9612153**

Remarks

Pub Rmks:

**Welcome to your dream family home in the charming community of Hidden Valley! This newly renovated gem boasts modern elegance and spacious comfort, offering everything you need for a vibrant family life. Upon entering, you'll be greeted by the inviting main floor, featuring a sunlit living room, perfect for cozy gatherings or entertaining guests. The adjacent dining area flows seamlessly into the sleek kitchen, adorned with dazzling quartz countertops, pristine white cabinets, and brand-new stainless steel appliances. Step through the patio doors onto the expansive deck, where you can enjoy al fresco dining or simply bask in the serene backyard atmosphere. Upstairs, discover three bedrooms bathed in natural light, complemented by a freshly renovated full bathroom, ensuring comfort and convenience for the whole family. Venture downstairs to find even more versatile living space, including a den/flex room ideal for a home office, gym, or guest quarters, accompanied by a fully updated 4-piece bathroom and convenient laundry facilities. Noteworthy features include newly installed flooring throughout, a recently replaced roof (November 2023), and a brand-new furnace, promising years of worry-free living. Custom blinds adorn every window, ensuring privacy and style, while the newly freshened exterior adds to the home's inviting curb appeal. Situated on a generous lot with ample space for a double detached garage, this property offers endless possibilities for outdoor enjoyment and expansion. Located in a sought-after family neighborhood, this move-in-ready home is just moments away from schools, parks, and all the amenities Hidden Valley has to offer. Don't miss your chance to make this your forever home - schedule your viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















