



THE
A-TEAM

**RE/MAX
FIRST**

98 HIDDEN Circle, Calgary T3A 5G9

MLS® #: **A2135689** Area: **Hidden Valley** Listing Date: **05/30/24** List Price: **\$1,125,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 13-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**

Lot Information

Lot Sz Ar: **8,482 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,542**
 Low Sqft:
 Ttl Sqft: **2,542**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, No Neighbours Behind, Landscaped, Views, Waterfront**

Park Feat:

Concrete Driveway, Double Garage Attached, Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone, Veneer, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`4" x 5`11"	Kitchen	Main	16`5" x 13`11"
Pantry	Main	6`3" x 3`8"	Dining Room	Main	10`4" x 8`11"
Living Room	Main	12`5" x 12`3"	Living Room	Main	23`1" x 20`11"
Library	Main	15`9" x 9`7"	Laundry	Main	11`3" x 8`8"
Bedroom - Primary	Upper	21`5" x 20`10"	Bedroom	Upper	12`3" x 11`6"
Bedroom	Upper	11`10" x 10`6"	2pc Bathroom	Main	4`11" x 4`11"
6pc Ensuite bath	Upper	17`5" x 16`6"	3pc Bathroom	Upper	8`5" x 6`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

9311675

Remarks

Pub Rmks:

You've likely heard the saying 'Life is better at the lake'! Now you have a chance to live it everyday. Welcome to this over 2500 sqft 2 Storey fully renovated walk-out home nestled on the largest lake lot in Hidden Valley! Not only that, this home sits on a quiet crescent on the edge of a cul-de-sac bordering Hidden Valley Park! The location is truly one-of-a-kind & only the 2nd home on this street to come for sale in over a decade. The main floor has been completely updated, providing modern flooring, lights, gas fireplace, 2 fantastic living rooms plus den (which could be a home office, or dining room), plus a completely renovated kitchen with a large center island! This 1 owner home was custom built providing an oversized main floor you are going to absolutely love! Upstairs has 3 great bedrooms, centered by one of the largest primary suites you'll ever see - truly executive living with a plethora of windows providing endless natural light & views to the lake. The upper deck just off the eating nook is the next perfect spot to take in the lush 30yr+ mature landscaping that envelops the property (hear the birds chirp, pick from your apple tree, watch the ducks, etc.). Just off Country Hills Blvd, & Stoney Trail gets you west to the mountains in a heartbeat, or direct to Calgary Int'l Airport, and benefits from only 20 mins to the downtown core! This fantastic family home provides ample space for any growing family, in a location that will great memories for years to come. Don't let this one slip away!

Inclusions:

Built In Speakers, Office Book Shelves, Alarm System

Property Listed By:

Real Broker

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













