



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9791 HIDDEN VALLEY Drive, Calgary T3A 5L2**

MLS®#: **A2143686**

Area: **Hidden Valley**

Listing Date: **06/26/24**

List Price: **\$696,000**

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: **4,112 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,797**  
Low Sqft:  
Ttl Sqft: **1,797**

DOM

**9**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Dog Run Fenced In,Fruit Trees/Shrub(s),Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Private,Rectangular Lot,Treed  
Additional Parking,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**

Sewer:  
Ext Feat: **Balcony,Barbecue,Garden,Playground,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 13`6"
Eat in Kitchen	Main	10`0" x 18`10"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Second	11`2" x 14`0"
Bedroom	Second	10`11" x 9`11"
Bedroom	Second	10`1" x 10`3"
Other	Main	18`4" x 19`7"

Room	Level	Dimensions
Dining Room	Main	13`8" x 8`11"
Pantry	Main	3`11" x 3`11"
Laundry	Main	7`10" x 5`4"
4pc Bathroom	Second	7`0" x 7`7"
Bedroom	Second	10`0" x 11`2"
Game Room	Lower	26`0" x 28`0"
4pc Ensuite bath	Second	4`11" x 7`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1A**

**9610110**

Remarks

Pub Rmks: **Open House: 13:30-15:30 Sat July 6 \*\*\* Welcome to this family friendly community of Hidden Valley in NW Calgary . This 2 storey detached house has been recently upgraded with nearly 1800 sf developed living space. |4 Bed up+ 3 Bath + Double attached Garage+ low maintenance | As you entering the main floor entrance you will be greeted by open ceiling and ceramic tile leading to your hardwood flooring formal dinning room. Your Bright family room comes with large windows and Tile framed gas fireplace which makes it cozy place to entertain family and friends. Your chef's kitchen features NEW granite countertops, newer appliance, freshly painted cabinets and cupboards and double pantry offering tons of storage space. Your breakfast nook great place to enjoy a morning coffee while looking at the beautiful trees in the backyard. A door leading to your private patio overlooking the backyard. A 2-pc bath and Laundry room with storage shelf finishes the main. On the upper level your primary bedroom comes with large windows enjoying your private backyard and walk-in closet ensuite with 4 pc bath. Three more good sized bedrooms all comes with walk-in closet and a 4-pc bath finishes the upper. Your basement comes with a great size comes with large windows waiting for your imagination. Backyard comes with electrical powered patio great place to enjoy Summer BBQ or having parties. Massive yard are well-maintained with beautiful trees around which conveniently comes with back lane. Tons of upgradings: Hot water tank 2021, Furnace & Fridge 2018, Roof shingles 2017. Perfect home with Great location- Steps to buses, ravines, parks and schools. Minutes to gas station, 7-11, restaurants. Easy access to Country hills Blvd, Stoney Trail, Shaganappi Tr and 14 ST... Don't miss out this great opportunity to make this home yours, call your favorite realtor and book a showing today.**

Inclusions:  
Property Listed By: **NA  
Everest Realty and Property Management Corp.**

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









