

12 HIDDEN VALLEY Link, Calgary T3A5K3

MLS®#: **A2144262** Area: **Hidden Valley** Listing Date: **08/17/24** List Price: **\$555,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **3,392 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,392**
 Low Sqft:
 Ttl Sqft: **1,392**

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Landscaped,Private,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Stove(s),Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 20`4"	2pc Bathroom	Main	4`11" x 5`11"
Dining Room	Main	11`3" x 8`9"	Kitchen	Main	9`4" x 11`4"
Bedroom - Primary	Second	11`7" x 12`3"	4pc Ensuite bath	Second	4`11" x 8`3"
4pc Bathroom	Second	4`11" x 8`3"	Bedroom	Second	10`3" x 10`2"
Bedroom	Second	10`3" x 9`1"	Bedroom	Lower	10`11" x 9`5"
Family Room	Lower	11`0" x 11`6"	Furnace/Utility Room	Second	4`2" x 19`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9611852

Zoning:
R-C1N

Remarks

Pub Rmks: **What a GREAT LOCATION of this property!!! it's located in the quiet community of Hidden Valley... open layout with most laminate flooring in the main and upper level, it offers 3 good size bedrooms, 2.5 bathrooms and another bedroom in the partially finished basement and If you're not driving, the bus stop is just a few step in front of the house!! few blocks away from the school and convenient store!! Call your agent now and book your showing as this property wont last!!!**

Inclusions: **none**
Property Listed By: **CIR Realty**

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









