



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 HIDDEN VALE Close, Calgary T3A 5C8**

MLS®#: **A2144355**      Area: **Hidden Valley**      Listing Date: **06/25/24**      List Price: **\$689,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1993**  
Lot Information  
 Lot Sz Ar: **6,415 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,666**  
 Low Sqft:  
 Ttl Sqft: **1,666**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **City Lot,Interior Lot,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Concrete,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 12`1"	Dining Room	Main	13`6" x 7`11"
Kitchen	Main	7`9" x 11`1"	Family Room	Main	11`2" x 15`0"
2pc Bathroom	Main	5`0" x 4`9"	Bedroom - Primary	Upper	12`0" x 17`1"
Bedroom	Upper	11`0" x 9`11"	Bedroom	Upper	11`3" x 10`3"
4pc Ensuite bath	Upper	5`4" x 8`5"	4pc Bathroom	Main	5`0" x 7`6"

**Game Room**

**Basement**

**11`3" x 31`5"**

**4pc Bathroom**  
Legal/Tax/Financial

**Basement**

**8`6" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**9212268**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this stunning 2-storey home nestled in the sought-after community of Hidden Valley! Located in a quiet cul-de-sac, this home offers family-friendly living with excellent schools, convenient access to shopping and transit. This beautifully maintained residence boasts an array of features designed for comfort and convenience. As you step inside, you'll be greeted by a thoughtfully designed main floor featuring a spacious FORMAL LIVING ROOM, inviting dining area, and a well-appointed and RECENTLY RENOVATED kitchen with new cabinets and corner pantry. This floor also features a spacious and COZY FAMILY ROOM with gas fireplace. The main floor is completed with a half bathroom and a convenient laundry area. Upstairs, you'll find three cozy bedrooms and two full bathrooms. The primary suite is a retreat with a luxurious 4-piece ensuite featuring a JETTED TUB and a walk-in closet. The FULLY FINISHED BASEMENT offers additional living space with a huge sized rec room, a storage space, and an additional 3-piece bathroom, providing ample space for entertainment and relaxation. Outside, the low-maintenance yard is beautifully landscaped with deck. The backyard is a private oasis, perfect for outdoor gatherings and leisurely afternoons. Additional features include central air-conditioning, central vacuum, storage shed and water softener. Book today to view this property.**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Central**

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









