



THE
A-TEAM

**RE/MAX
FIRST**

10063 HIDDEN VALLEY Drive, Calgary t3a5s2

MLS®#: **A2148483** Area: **Hidden Valley** Listing Date: **07/10/24** List Price: **\$899,000**
Status: **Active** County: **Calgary** Change: **-\$50k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **6,113 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Private,Views**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

DOM

68
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`8"	Laundry	Main	8`7" x 5`9"
Office	Main	8`11" x 10`2"	Foyer	Main	9`3" x 9`1"
Living Room	Main	13`10" x 13`6"	Dining Room	Main	9`0" x 16`2"
Kitchen	Main	14`4" x 14`6"	Breakfast Nook	Main	6`4" x 14`1"
Family Room	Main	14`6" x 16`6"	Bedroom - Primary	Second	20`4" x 17`0"
4pc Ensuite bath	Second	14`1" x 13`2"	Walk-In Closet	Second	7`0" x 9`4"
Bedroom	Second	12`4" x 10`4"	4pc Bathroom	Second	7`9" x 4`11"

Bedroom	Second	12`4" x 10`2"	Game Room	Basement	29`10" x 18`6"
Furnace/Utility Room	Basement	14`1" x 10`4"	Bedroom	Basement	10`4" x 10`11"
4pc Bathroom	Basement	8`0" x 4`11"	Storage	Basement	3`6" x 3`1"
Bedroom	Basement	11`5" x 12`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9212618**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to an extraordinary and rare opportunity to own a spectacular former show home nestled in the highly desirable Hidden Valley community. This home is a true gem, boasting well over 3,000 square feet of developed living space, including an expansive walkout basement that spans over 1,000 square feet. Hidden Valley is renowned for its scenic beauty and family-friendly atmosphere. The neighborhood is crisscrossed with an abundance of walking and biking trails, perfect for outdoor enthusiasts. You'll also enjoy easy access to serene ponds, ideal for leisurely strolls and moments of tranquility. Families will find the location incredibly convenient, with school bus pick-up and drop-off services available at the nearby 7-Eleven. The community's strategic location ensures that all your essential needs are within a short drive. In just 10-15 minutes, you can reach major retailers like Costco, Superstore, T&T, and Walmart, as well as a plethora of dining options to satisfy any craving. For those who love nature and outdoor activities, Calgary's largest park, Nose Hill Park, is less than a 10-minute drive away. This expansive urban park offers vast green spaces, walking trails, and breathtaking views of the city skyline. The home itself has been meticulously maintained and thoughtfully upgraded over the years. Significant updates include a new roof installed 9 years ago, new siding replaced 2 years ago, and new windows fitted 5 years ago. The interiors have been refreshed with new flooring, enhancing the home's modern appeal and ensuring a move-in-ready experience for the new owners. This property is more than just a home; it's a lifestyle. Whether you're hosting gatherings in the spacious living areas, enjoying quiet evenings in the beautifully finished walkout basement, or exploring the vibrant community around you, this home offers endless possibilities. Don't miss out on this exceptional opportunity to own a piece of Hidden Valley's finest. Schedule your viewing today and experience the unparalleled charm and convenience this former show home has to offer!**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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