



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 HIDDEN VALLEY Gate, Calgary T3A 5M1**

MLS®#: **A2152506**      Area: **Hidden Valley**      Listing Date: **07/25/24**      List Price: **\$665,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 09-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar: **3,705 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,320**  
 Low Sqft:  
 Ttl Sqft: **1,320**

DOM

**55**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Rectangular Lot,Sloped**  
 Park Feat: **Double Garage Attached,Driveway,Gravel Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`3" x 11`11"	Bedroom	Main	11`3" x 9`5"
Bedroom	Basement	10`8" x 11`7"	Bedroom	Basement	9`10" x 11`7"
Living Room	Main	10`3" x 12`3"	Dining Room	Main	12`6" x 8`9"
4pc Ensuite bath	Main	5`11" x 9`4"	4pc Bathroom	Main	8`7" x 4`11"
4pc Bathroom	Basement	4`10" x 10`8"	Office	Basement	16`4" x 12`8"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9510131**

Zoning: **R-C1**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEP 14 @1-4pm. ONE OF A KIND - ONLY WALKOUT BUNGALOW with about 2,400 sq ft living space in the Hidden Valley community! Fully developed basement with a total of 4 bedrooms and 3 baths perfect for a bigger family, people with limited mobility, and seniors and family with younger children. In the main level, you can find the newly painted kitchen with a center island and skylight which provides an ample amount of light. Furthermore, the 2 bathrooms and 2 bedrooms (one of which is the Primary bedroom with an ensuite bath - soaker tub and shower are separate) both contain walk-in closets. The walkout basement offers 2 additional bedrooms, a 3rd bathroom, a big family room with built-in wiring for surround sound (sellers never used), a spacious office area that is ideal for people working from home, and a 3-sided fireplace perfect for cold winter nights. No need to worry about Poly B plumbing as it has just been replaced a week ago. Enjoy the heated double attached garage which will keep you and your vehicle warm during the winter times. Don't miss out on the opportunity to potentially own this move-in ready home!**

Inclusions: **Another white fridge at the basement**  
 Property Listed By: **URBAN-REALTY.ca**

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









