



THE
A-TEAM

**RE/MAX
FIRST**

11129 HIDDEN VALLEY Drive, Calgary T3A5Z6

MLS®#: **A2156070**

Area: **Hidden Valley**

Listing Date: **08/08/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,156 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Private**
Park Feat: **Double Garage Attached**

DOM

42
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`3" x 13`6"	Dining Room	Main	10`0" x 12`11"
Living Room	Main	12`8" x 18`4"	Bedroom - Primary	Upper	11`2" x 12`0"
Bedroom	Upper	9`1" x 10`11"	Bedroom	Upper	9`11" x 10`11"
Bonus Room	Upper	16`11" x 17`11"	Flex Space	Basement	10`5" x 10`9"
Family Room	Basement	9`9" x 18`3"	Hobby Room	Basement	9`2" x 13`10"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	9712404

Remarks

Pub Rmks:	Welcome to the beautiful home located in sought after Hidden Valley NW! South facing backyard with big windows allow plenty of sunshine pour into! The main floor offers a very functional open concept living space with new laminate floor. Spacious kitchen with island and pantry leads to the garage! The upper floor features a large primary bedroom with 4 piece ensuite, an additional 4 piece bathroom, two bedrooms and the big bonus room. Professionally developed basement perfect for theatre room plus game room and 3 pieces bathroom! Situated on a over sized super deep lot and backing onto walking path, leads directly to a dual-track English-French immersion elementary (K-4) and middle school (5-9), Easy to access to Ring Road, within minutes to drive to all shopping you need. Don't miss this opportunity!
Inclusions:	NONE
Property Listed By:	Homecare Realty Ltd.

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