



193 HIDDEN VALE Close, Calgary T3A 5C6

MLS®#: **A2156856** Area: **Hidden Valley** Listing Date: **08/14/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 20-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1993** Abv Sqft: **1,017**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,402 sqft** Ttl Sqft: **1,017**
 Lot Shape:

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: **Private Yard,Storage** Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9'6" x 12'5"	Foyer	Main	3'8" x 4'10"
Kitchen	Main	11'11" x 15'1"	Living/Dining Room Combination	Main	11'11" x 8'10"
4pc Bathroom	Second	4'11" x 13'10"	Bedroom	Second	7'10" x 10'10"
Bedroom	Second	8'0" x 13'1"	Bedroom - Primary	Second	11'1" x 13'10"
4pc Bathroom	Lower	4'11" x 9'5"	Bedroom	Lower	10'2" x 13'2"
Family Room	Lower	15'9" x 14'11"	Game Room	Basement	11'4" x 16'8"
Furnace/Utility Room	Basement	11'5" x 16'2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9212268

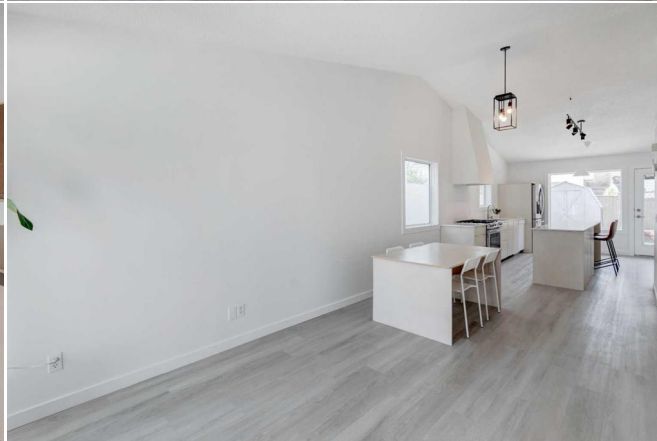
Remarks

Pub Rmks: **This professionally renovated 4-split level, 5-bedroom house boasts over total 2,000 square feet of living space, with a southwestern exposure that allows for an abundance of natural sunlight. The open and spacious vaulted high ceiling main floor features modern vinyl plank flooring, while the well-appointed gourmet kitchen offers quartz countertops, generous storage, and upgraded stainless-steel appliances. The fully finished basement has been developed and features additional bedroom and lots of storage. Great location and layout ideal for the growing family who loves this area with the conveniences of all amenities, shopping plaza, as well as excellent schools nearby. There are always more things! Newer Furnace (2023), Hot Water Tank (2024), PEX Piping (2023), Washer/Dryer/Appliances (2023), and waiting for you to move in now! Don't wait! **Take the 3D tour**and see for yourself just how magnificent this home truly is! Call your favourite realtor to book a ShowingTime today!**

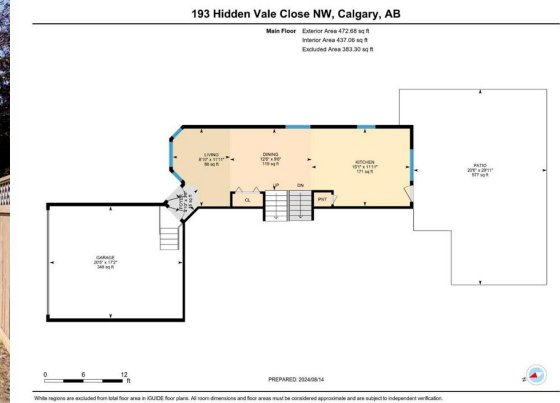
Inclusions:
Property Listed By: **N/A**
Grand Realty

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



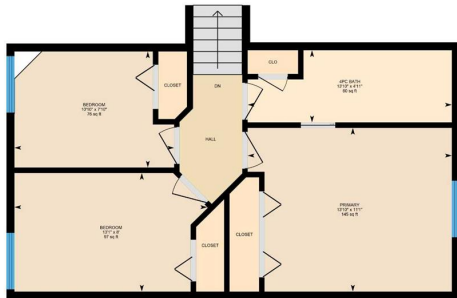






193 Hidden Vale Close NW, Calgary, AB

2nd Floor Exterior Area 348.21 sq ft
Interior Area 452.74 sq ft



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Lower Level (Below Grade) Exterior Area 519.28 sq ft
Interior Area 455.47 sq ft



193 Hidden Vale Close NW, Calgary, AB

Basement (Below Grade) Exterior Area 487.75 sq ft
Interior Area 289.29 sq ft

