



THE
A-TEAM

**RE/MAX
FIRST**

98 HIDDEN Circle, Calgary T3A 5G9

MLS®#: **A2158412** Area: **Hidden Valley** Listing Date: **08/23/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **-\$49k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **8,482 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,614**
 Low Sqft:
 Ttl Sqft: **2,614**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Creek/River/Stream/Pond,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 12`5"
Family Room	Main	23`6" x 23`4"
Laundry	Main	8`7" x 11`3"
Bedroom - Primary	Second	21`7" x 20`11"
Walk-In Closet	Second	7`0" x 7`9"
Bedroom	Second	11`10" x 10`6"
Flex Space	Basement	36`2" x 45`4"

Room	Level	Dimensions
Kitchen	Main	13`1" x 16`7"
Dining Room	Main	15`10" x 9`8"
2pc Bathroom	Main	5`0" x 5`0"
6pc Ensuite bath	Second	13`2" x 17`7"
Bedroom	Second	12`2" x 11`6"
3pc Bathroom	Second	8`6" x 6`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9311675

Remarks

Pub Rmks: **Welcome to your private oasis. This stunning 2-storey home features over 2500 sq ft of refined living space with a walk-out basement that backs onto an amazing private lake. The main level has custom flooring throughout with an open concept gourmet kitchen that includes a pantry, stainless steel appliances, large island, and gorgeous white cabinetry. It also boasts an open concept family room with a gas fireplace - perfect for entertaining. This level is completed by additional living room, office, and laundry room. The upper floor includes 3 bedrooms and 2 baths. The primary bedroom is expansive with large windows and sky light that provides natural light and views of the lake. The private back yard is lush and includes apple trees and many different birds chirping for your pleasure. Enjoy a delicious cup of coffee out on the deck off the kitchen or down below off the walkout basement. This wonderful home has easy access to Stoney trail, airport, shopping, Schools, and the mountains. Book your showing today.**

Inclusions:
Property Listed By: **N/A
Real Estate Professionals Inc.**

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









