



THE
A-TEAM

**RE/MAX
FIRST**

11113 HIDDEN VALLEY Drive, Calgary T3A 5Z6

MLS®#: **A2159461** Area: **Hidden Valley** Listing Date: **08/21/24** List Price: **\$759,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,617 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Off Street**

DOM

28
Layout
 Beds: **4 (3 1)**
 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: **Storage**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Range Hood,Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`5" x 4`11"	Dining Room	Main	12`11" x 6`8"
Foyer	Main	8`5" x 9`5"	Kitchen	Main	12`11" x 11`2"
Living Room	Main	13`0" x 7`2"	3pc Ensuite bath	Second	8`5" x 5`0"
4pc Bathroom	Second	4`11" x 8`0"	Bedroom	Second	9`7" x 10`7"
Bedroom	Second	9`6" x 10`11"	Family Room	Second	17`1" x 13`5"
Bedroom - Primary	Second	11`2" x 11`7"	4pc Ensuite bath	Basement	4`6" x 11`3"
Bedroom	Basement	13`2" x 10`8"	Kitchen	Basement	11`4" x 10`9"

Furnace/Utility Room

Basement

12`10" x 14`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1N

9712404

Remarks

Pub Rmks:

Welcome to Hidden Valley, a place where community thrives and flourishes. Nestled in a peaceful neighbourhood, this newly renovated 2-storey home is up for sale. As you step through the front door, you'll be greeted by an inviting foyer with a warm ambiance. Elegant vinyl-wood floors guide you towards a spacious living room bathed in natural light, creating a welcoming atmosphere for gatherings and meaningful conversations with family and friends. This home provides everything you need. The open-concept floor plan ensures seamless connectivity as the living room transitions into the heart of the home - a well-appointed custom kitchen and dining area. Culinary enthusiasts will delight in the modern appliances, ample counter and cabinet space, and a convenient island perfect for prepping and serving meals to be shared with loved ones. With a total of 4 bedrooms, 3.5 baths, walk-in closet, and a large family room upstairs, this home offers comfort and convenience. On the main floor, a nice-sized living room opens up to a dining area with large windows overlooking the backyard. The kitchen features beautiful colour concepts throughout, abundant cabinets and storage. The satin black fixtures add an elegant touch to the home. All appliances on the main floor are brand new. The home is equipped with a electric fireplace in the main living room. The basement offers plenty of space, with an additional bedroom, bathroom, kitchen, laundry and separate entrance making it perfect for guests or to rent our for additional income. The generous-sized backyard provides ample room for outdoor activities and gatherings also offering a walking path for an evening stroll, or to take your kids to the two schools located a short walk away. Beyond the boundaries of this renovated home lies a community that values connection and support. Hidden Valley is known for its welcoming atmosphere, where neighbours come together for block parties, holiday celebrations, and shared experiences. Hidden Valley also boasts convenient access to essential amenities, including shopping centres, restaurants, and recreational facilities, making it a truly vibrant community. With easy access to major highways and public transportation, you'll also have the opportunity to explore surrounding areas and further expand your community connections. Come discover the charm and warmth of this Hidden Valley Home, where community truly flourishes.

Inclusions:

Property Listed By:

Appliances

URBAN-REALTY.ca

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