



THE
A-TEAM

**RE/MAX
FIRST**

9416 HIDDEN VALLEY Drive, Calgary T3A 5X8

MLS®#: **A2166020** Area: **Hidden Valley** Listing Date: **09/18/24** List Price: **\$580,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,447**
 Low Sqft:
 Ttl Sqft: **1,447**

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),No Smoking Home,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 2`7"	Dining Room	Main	9`8" x 8`1"
Foyer	Main	8`3" x 10`3"	Kitchen	Main	12`10" x 9`11"
Laundry	Main	6`4" x 7`3"	Living Room	Main	15`8" x 16`8"
4pc Bathroom	Second	8`0" x 9`4"	Bedroom - Primary	Second	11`9" x 15`1"
Bedroom	Second	13`1" x 12`3"	Bedroom	Second	9`2" x 9`3"
3pc Bathroom	Lower	4`11" x 8`2"	Game Room	Lower	24`1" x 15`9"
Storage	Lower	10`11" x 12`1"	Furnace/Utility Room	Lower	7`7" x 7`0"

Hall Lower 8`9" x 5`10" Legal/Tax/Financial

Title: Zoning: Fee Simple SR Legal Desc: 9711858

Remarks

Pub Rmks: **Welcome to your Hidden Valley Retreat: Where comfort meets convenience. Step into this east-facing home in Hidden Valley, freshly painted and featuring an open-concept living with rich hardwood flooring and ample natural light. This inviting home boasts three spacious bedrooms, including a large primary suite with plush carpeting and quiet comfort. Alongside two and a half, modern bathrooms, equipped with contemporary fixtures. Throughout the house, new light fixtures enhance every room, adding a fresh, modern touch to the warm ambiance. The kitchen offers functionality and style with stainless steel appliances, white cabinetry, and a chic backsplash, perfect for preparing meals and entertaining guests. The fully finished basement provides additional space for a family room or home gym, completed by a full bathroom. The two-car garage provides, not only space for vehicles, but additional storage as well. The large west-facing yard, meticulously maintained, features a lush lawn and patio area, ideal for outdoor gatherings or quiet evenings. For dog lovers, a convenient off-leash park is within walking distance, making it easy to enjoy daily walks and meet fellow pet owners in the community. Located just steps from a playground and minutes from essential shopping at Costco and Walmart, the home ensures convenience is at your doorstep. Shaganappi and Stoney Trail are only a two-minute drive away, making commuting effortless. The airport can be reached in just 16 minutes, facilitating travel and visitor access. In Hidden Valley, community and diversity thrive, creating a welcoming atmosphere where every neighbor feels at home. Discover the balance of lifestyle and location in this beautiful community, and find more than just a house-find a home where you belong.**

Inclusions: n/a
Property Listed By: Real Broker

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









