

## 9416 HIDDEN VALLEY Drive, Calgary T3A 5X8

Sewer:

MLS®#: **A2166020** Area: **Hidden Valley** Listing **09/18/24** List Price: \$650,000

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: 1998 Abv Sqft: 1,447

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

4 2

2.5 (2 1)

2 Storey

1

Low Sqft:

Lot Sz Ar: **3,121 sqft** Ttl Sqft: **1,447** 

Lot Shape:

Access:

Lot Feat: Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn

Park Feat: **Double Garage Attached** 

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Flooring:

Ext Feat: None 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" **Bedroom - Primary** 4pc Bathroom Second 8'0" x 9'4" Second 11`9" x 15`1" **Bedroom** Second 13`1" x 12`3" **Bedroom** 9`2" x 9`3" Second 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"

Zoning:

SR

Legal/Tax/Financial

Title:
Fee Simple

Legal Desc: **9711858** 

Remarks

Pub Rmks:

Welcome to Hidden Valley, where convenience, community and diversity come together to create the perfect place to call home. Step outside of this East facing home with a large west facing yard, and you'll find a playground just across the laneway, less than a minute's walk away-an ideal spot for family fun. For dog-lovers, the off-leash park is only six minutes by foot. Become a daily visitor, and have it become a place where neighbors and pets build strong bonds. Commuting is a breeze with Shaganappi and Stoney Trail just a two-minute drive, making it super convenient to get around. Need to shop? Costco is only six minutes away, and Walmart is just seven! For frequent travellers, the airport is just a quick 16 minute drive, perfect for picking up visitors or catching flights for your next adventure. But what truly sets this neighborhood apart is its incredible diversity. You are surrounded by families of all backgrounds, creating a balanced and welcoming atmosphere that truly feels like home. For families with young children, daycare is just two houses away, and the local school is within a 10-12 minute walk-so close that you'll often see other kids heading there. And with the bus stop only two minutes from your door, commuting options are endless. The freshly painted home offers three bedrooms, two and a half bathrooms, a fully finished basement with new light fixtures and air-conditioning. It is spacious and bright with ample windows and an open concept feel. Discover what makes Hidden Valley more than just a home, it's a community where everyone belongs. Find your home here.

Inclusions: n/a

Property Listed By: Real Broker

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