



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: **\$650,000**  
 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: **3,121 sqft**  
 Lot Shape:

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

DOM

**1**  
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"









