



THE A-TEAM

RE/MAX FIRST

10054 HIDDEN VALLEY Drive, Calgary T3A 5G2

MLS@#: A2169783 Area: Hidden Valley Listing Date: 10/02/24 List Price: \$1,020,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1995
Lot Information
Lot Sz Ar: 7,577 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,258
Low Sqft:
Ttl Sqft: 2,258

DOM

4
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Yard,Backs on to Park/Green Space,City Lot,Few Trees,Lake,Front Yard,Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Street Lighting,Yard Drainage,Rectangular Lot
Park Feat: Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: ENERGY STAR Qualified Equipment,Fireplace Insert,Fireplace(s),Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,Fire Pit,Private Yard

Construction: Manufactured Floor Joist,Stucco,Wood Frame
Flooring: Carpet,Hardwood,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Dining Room, Kitchen, etc.

Bedroom - Primary
3pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

25`3" x 18`9"
0`0" x 0`0"
30`0" x 21`0"
10`11" x 4`4"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

7`10" x 6`4"
17`8" x 15`8"
10`11" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212618

Zoning:
R-CG

Remarks

Pub Rmks: **Backing onto Hidden Valley Lake, you will find this immaculate 4-bedroom home with a designated office space and beautifully finished walkout basement, offering just over 3,400 sq. ft. of living space. The south-facing yard provides unobstructed city views overlooking the pond, and the mature trees in the backyard create a perfect spot for enjoying an evening fire with family and friends while maintaining a sense of privacy. This home has NEVER been on the market and was CUSTOM BUILT for the current owner in 1995. The home has been meticulously maintained and has undergone significant updates, including but not limited to new flooring, new shingles, a new furnace and A/C unit, new doors and windows, and new bathtub inserts—all updated since 2015. THE HOME IS TRULY MOVE-IN READY! The stunning primary bedroom is south-facing and features a large walk-in closet and a spacious soaking tub, adjacent to a three-sided natural gas fireplace, with incredible views overlooking Hidden Valley Lake. It's the perfect place to unwind with a glass of wine at the end of a long day! Hidden Valley is known for its picturesque landscape and welcoming, family-friendly atmosphere. The neighbourhood boasts a network of walking and biking trails, perfect for outdoor enthusiasts. Families will appreciate the convenience of school bus services, with pick-up and drop-off at the nearby 7-Eleven, and the presence of three schools within the community. Its prime location ensures all essential amenities are easily accessible, with major retailers like Costco, Superstore, T&T, and Walmart within 10 minutes. There's also an abundance of dining options to suit every taste. For nature lovers, Nose Hill Park, Calgary's largest urban park, is less than 10 minutes away, offering vast green spaces, trails, and breathtaking city skyline views. Don't miss the opportunity to make this Hidden Valley gem your next home! Schedule your viewing today!**

Inclusions:
Property Listed By:

**Garden Shed
CIR Realty**

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













