



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9748 HIDDEN VALLEY Drive, Calgary T3A 5P4**

MLS®#: **A2170765**      Area: **Hidden Valley**      Listing **10/04/24**      List Price: **\$695,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 17-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **4,251 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,085**  
 Low Sqft:  
 Ttl Sqft: **2,085**

DOM

**25**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 14`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`8" x 14`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`8" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 9`0"</b>
<b>Den</b>	<b>Main</b>	<b>11`6" x 11`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>27`11" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`2" x 9`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>12`11" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 5`0"</b>

2pc Bathroom

Main

4`11" x 4`8"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

16`11" x 9`2"

Title:  
**Fee Simple**  
Legal Desc:

9510072

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Experience quality craftsmanship and modern upgrades in this beautifully updated 4+1-bedroom, 2-storey home in Hidden Valley, Calgary, offering over 2,800 sqft of total living space. Built by the renowned Keystone Homes, this fully developed residence has been thoughtfully maintained and updated to meet all your family's needs and is VACANT FOR QUICK POSSESSION. Recent upgrades include a NEW ROOF (2023) with a 25-year warranty, a NEW GARAGE DOOR AND OPENER (2023) and ALL POLY B PIPING HAS BEEN REMOVED AND UPDATED (22)! The kitchen is a chef's delight, offering an abundance of cabinets, a corner pantry, and updated stainless-steel appliances. The large family room features a cozy gas fireplace, ideal for relaxing after a busy day and the formal dining room exudes classic elegance and could easily be converted to a main floor office or den space. Upstairs, you'll find 4 large bedrooms, rarely seen in today's market, with the primary ensuite inviting relaxation with a seated shower and a separate jetted tub. The large 4th bedroom could also easily be used as an upstairs bonus room providing distinct separation for a growing or multi-generational family. The fully developed basement offers a media and games area with oak built-ins, a full 4pc bathroom, and a 5th bedroom with egress window. A 6th bedroom could easily be added and still allow for a large family room. Plenty of sunshine in the SOUTH FACING BACKYARD that comes with a durable, low maintenance 17x17 all-aluminum framed deck with a porcelain tile surface and a bbq gas line—perfect for outdoor entertaining. Additional amenities include central air conditioning and a central vacuum system—all contributing to a comfortable and convenient living environment. Ideally situated with a bus stop across the street providing easy access to the downtown core, a park around the corner, and walking distance to several schools, this home is perfect for families. Hidden Valley is a vibrant community in Calgary known for its family-friendly atmosphere and convenient amenities. The neighborhood offers excellent schools and easy access to shopping centers, dining options, and major commuting routes, making it a sought-after location for families and professionals alike. This well-maintained and thoughtfully updated home in Hidden Hills won't be on the market for long!**

Inclusions:  
Property Listed By: **Garage freezer and garage shelving.  
RE/MAX iRealty Innovations**

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









