



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 HIDDEN VALLEY Place, Calgary T3A 4Z6**

MLS®#: **A2172907**      Area: **Hidden Valley**      Listing Date: **10/15/24**      List Price: **\$699,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$16k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **1,787**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,348 sqft**      Ttl Sqft: **1,787**  
 Lot Shape:

DOM

**36**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Quartz Counters,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 4`7"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`7" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 7`4"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`0" x 14`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`0" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`3" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 15`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 16`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`3" x 9`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>16`3" x 8`9"</b>

**Bedroom**  
**Furnace/Utility Room**

**Basement**  
**Basement**

**18`8" x 11`9"**  
**11`0" x 10`4"**

**Game Room**

**Basement**

**18`9" x 13`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9011751**

Remarks

Pub Rmks: **This stunning 2-storey home boasts over 1700 sq ft of renovated living space, perfect for a growing family. The main floor features a beautifully updated kitchen, ideal for the home chef, plus an elegant formal living and dining room with a wood burning stove, perfect for entertaining. Bay windows and vaulted ceilings add architectural interest and create a bright and airy atmosphere. Relax in the sunken family room, complete with a modern fireplace, offering a cozy space for gatherings. Engineered hardwood flooring with a mix of white tile flooring accent the home. Upstairs, you'll find a spacious primary bedroom with a luxurious ensuite bathroom. Two additional bedrooms offer ample space for children or guests. The finished basement adds even more living space with 2 bedrooms, a large game room, perfect for a home theatre, play area, or gym, and another full bathroom. The south facing backyard provides sun throughout the year, while a greenbelt/walking path is located just behind the property. This move-in ready home offers the perfect blend of modern updates and classic charm. Recent upgrades include wood stove installed in 2022, attic insulation (R60) top up, water heater (2022), and NO POLY-B in the home. Book your showing today!**

Inclusions:  
Property Listed By: **Storage Shed**  
**CIR Realty**

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











