



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: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Lot Information

Lot Sz Ar: **4,348 sqft**
Lot Shape:

Access:

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

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
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
2pc Bathroom	Main	6`5" x 4`7"
Dining Room	Main	14`6" x 7`4"
Foyer	Main	10`0" x 6`7"
Living Room	Main	13`0" x 15`10"
4pc Ensuite bath	Second	7`7" x 12`0"
Bedroom	Second	8`11" x 15`6"
3pc Bathroom	Basement	7`3" x 9`6"

Room	Level	Dimensions
Breakfast Nook	Main	8`7" x 14`4"
Family Room	Main	18`0" x 14`0"
Kitchen	Main	9`0" x 9`4"
4pc Bathroom	Second	5`3" x 8`0"
Bedroom	Second	8`9" x 11`9"
Bedroom - Primary	Second	13`1" x 16`4"
Bedroom	Basement	16`3" x 8`9"

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). 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









