



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9838 HIDDEN VALLEY Drive, Calgary T3A 5K5**

MLS®#: **A2177278**      Area: **Hidden Valley**      Listing Date: **11/06/24**      List Price: **\$649,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1995**      Abv Sqft: **1,753**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,004 sqft**      Ttl Sqft: **1,753**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Few Trees,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 12`1"	Kitchen	Main	16`0" x 11`5"
Family Room	Main	15`0" x 12`5"	Dining Room	Main	10`6" x 8`1"
Breakfast Nook	Main	12`0" x 6`3"	Bedroom - Primary	Upper	10`8" x 16`7"
Bedroom	Upper	10`8" x 9`11"	Bedroom	Upper	11`0" x 12`3"
Bedroom	Upper	9`0" x 11`9"	4pc Ensuite bath	Upper	4`11" x 9`11"
Game Room	Basement	25`11" x 32`8"	4pc Bathroom	Upper	9`0" x 4`11"
Furnace/Utility Room	Basement	11`11" x 12`3"	2pc Bathroom	Main	8`5" x 3`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9412136**

Remarks

Pub Rmks: **Discover the charm of this inviting 4-bedroom, 2.5-bathroom home nestled in the serene community of Hidden Valley. As you step inside, you'll be greeted by a BRIGHT AND SPACIOUS family room area, designed to create a warm and welcoming atmosphere. The OPEN CONCEPT LAYOUT seamlessly connects the living room, dining area, and kitchen, making it perfect for entertaining and family gatherings. The well-appointed kitchen features modern appliances, ample cabinetry, a generous island, and a convenient pantry, offering plenty of space for meal preparation and storage. The adjacent dining area provides access to a PRIVATE DECK ideal for enjoying your morning coffee or evening meals outdoors. The main level includes a cozy family room with a fireplace, providing a perfect retreat for relaxation. The upper level is home to three comfortable bedrooms, including a primary bedroom with an EN-SUITE BATHROOM and a WALK-IN CLOSET. The partially finished basement adds valuable living space with a large recreation area, perfect for games or home entertainment, and leaves room for customization to suit your needs. Additional features of this lovely home include a DOUBLE ATTACHED GARAGE, a laundry room, and a well-maintained yard. Located in a family-friendly neighborhood, you'll enjoy EASY ACCESS to local amenities, parks, and schools. This home offers a blend of functionality and comfort, making it ideal for families seeking a welcoming space with room to grow. Don't miss out on the opportunity to make this wonderful property your new home. Schedule a showing now!**

Inclusions: **All appliances listed in the appliance section**  
Property Listed By: **PropZap Realty**

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









