



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 HIDDEN VALLEY Crescent, Calgary T3A 4Z4**

MLS®#: **A2178123**      Area: **Hidden Valley**      Listing Date: **11/07/24**      List Price: **\$674,900**  
 Status: **Pending**      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: **4,122 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,514**  
 Low Sqft:  
 Ttl Sqft: **1,514**

DOM

**13**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 9`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 11`11"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 6`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`6" x 14`10"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>10`8" x 9`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`11" x 6`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`4" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 11`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 6`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`6"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`10" x 6`1"</b>

4pc Bathroom

Basement

10`3" x 5`6"

5pc Bathroom  
Legal/Tax/Financial

Second

12`1" x 5`11"

Title:  
**Fee Simple**  
Legal Desc:

9411550

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*Open House Saturday, Nov. 9 2-4 pm\*** This well-appointed family home is elegantly situated on a quiet crescent in Hidden Valley. You will love the open concept main floor with its large living room that is open to the kitchen and dining area. Ideal for those who like to entertain! The kitchen is spacious and bright with a gas stove, ample cabinetry, island and pantry for extra storage. You can dine al fresco on the large deck off the dining room. For those who work from home, there is a private office rounding out the main floor. Upstairs, the primary retreat showcases hardwood floors, a walk through closet and a private ensuite. There are 3 total bedrooms upstairs and a second full bath. This home also has a fully finished, walkout basement with a large rec room, additional bedroom, bath and flex space ideal for a home gym. Enjoy your fenced backyard with a patio and lots of space for the kids to play. Call today!

Inclusions:  
Property Listed By: **N/A**  
**Pulse Real Estate**

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







