

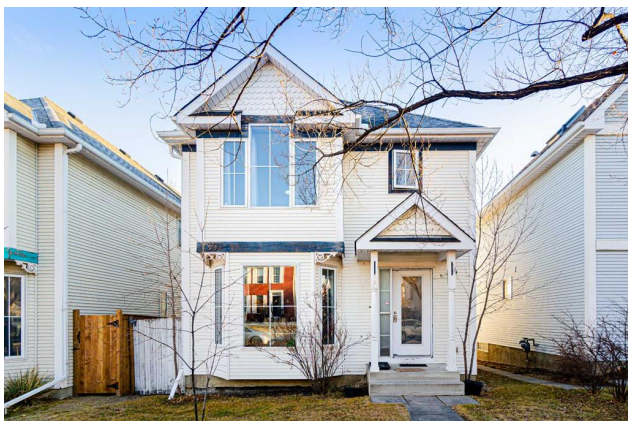


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 HIDDEN Crescent, Calgary T3A 5L3**

MLS®#: **A2184764** Area: **Hidden Valley** Listing Date: **12/31/24** List Price: **\$598,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **3,466 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,512**  
 Low Sqft:  
 Ttl Sqft: **1,512**

DOM

**22**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Street Lighting,Rectangular Lot,Tree**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 8`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 8`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 5`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 5`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 7`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>Office</b>	<b>Main</b>	<b>10`0" x 6`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 8`8"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9412136**

Remarks

Pub Rmks: **Home sweet home! Welcome to this Hidden Valley gem located on a quite street with walking distance to school & bus! Features over 1500sqft above ground, this home grates you from the entrance! Step into a spacious open floor plan that seamlessly blends the living room with a floor to ceiling bay window, and an open office /computer space on the other end. A modernized kitchen in between family room and living room, providing stainless steel appliances with white painted cabinets, islanded countertops overlooking the dining area. A garden door steps outside and bring you to a large wooden deck for relaxation & entertainment. Vaulted ceilings in cozy family room with a wood burning fireplace just off the stairs leads to 2nd floor. Ascend to the upper level and discover the sprawling, secluded master bedroom, completed with an updated a 3pcs ensuite with glass door shower stall and a huge walk in closet (7"x5")! Main bathroom is spacious with updated flooring & vanity. A guest bedroom/den in lower basement level as well as laundry area. Lots of storage space here as well as room for your imagination of future development. Parking pad in the back alley with fenced yard for your kids to play. Rest assured under a brand-new roof, a testament to the home's enduring quality, which installed in May 2024. Other recent upgrades including all poly-B pipe replacement, a brand new HWT, and new laminate flooring in the master bedroom...Move-in ready for your in the new year!**

Inclusions:  
Property Listed By: **NONE**  
**Top Producer Realty and Property Management**

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





