



THE
A-TEAM

**RE/MAX
FIRST**

163 HIDDEN VALLEY Manor, Calgary T3A 5V6

MLS® #: **A2185332** Area: **Hidden Valley** Listing Date: **01/09/25** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **4,176 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,464**
 Low Sqft:
 Ttl Sqft: **1,464**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Low Maintenance Landscape,Irregular Lot,Level,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,ENERGY STAR Qualified Washer,Gas Stove,Refrigerator**
 Int Feat: **Bar,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 11`8"	Living Room	Main	14`10" x 15`0"
Laundry	Main	3`1" x 6`3"	2pc Bathroom	Main	7`0" x 4`5"
Dining Room	Main	11`4" x 9`6"	Bedroom - Primary	Upper	12`10" x 12`8"
Bedroom	Upper	10`11" x 10`8"	Bedroom	Upper	13`0" x 9`7"
4pc Bathroom	Upper	8`0" x 4`11"	4pc Ensuite bath	Upper	8`2" x 4`11"
4pc Bathroom	Lower	10`10" x 4`11"	Family Room	Lower	16`0" x 15`1"
Furnace/Utility Room	Lower	6`8" x 6`3"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

9611852

R-CG

Remarks

Pub Rmks:

Nestled in the family-friendly community of Hidden Valley, this beautiful 3-bedroom home offers exceptional value and a prime location. Situated on a quiet cul-de-sac adjacent to a picturesque green space, this property is perfect for families, with schools, transit, and all essential amenities just moments away. Boasting a contemporary open-concept floor plan, this home features numerous recent upgrades, including brand-new appliances, shingles, siding, and laminate flooring on the main level. The spacious main floor includes a well-appointed kitchen with a gas stove, ample cabinet space, and a breakfast nook that opens to a deck, making it ideal for entertaining. A cozy living area, half bath, and convenient laundry room complete this level. Upstairs, you'll find a generously sized primary bedroom with a 4-piece ensuite and a walk-in closet, as well as additional bedrooms perfect for family or guests. The fully finished basement is a standout feature, with a newer high-efficiency furnace and hot water tank, along with a brand-new air conditioning unit. Outside, the landscaped front and backyards provide plenty of space for outdoor enjoyment, while the double-attached insulated heated garage offers convenience and storage. This home is steps away from outdoor skating rinks, a toboggan hill, parks, and community spaces, making it the perfect choice for an active family lifestyle. Don't miss the opportunity to own this incredible home in Hidden Valley!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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









