



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10673 HIDDEN VALLEY Drive, Calgary T3A 5V3**

MLS®#: **A2190432**

Area: **Hidden Valley**

Listing Date: **01/30/25**

List Price: **\$679,900**

Status: **Active**

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: **4,230 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,548**  
Low Sqft:  
Ttl Sqft: **1,548**

DOM

**2**

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,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Animal Home,Pantry,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`3" x 13`5"
Breakfast Nook	Main	9`5" x 4`3"
Laundry	Main	8`0" x 5`2"
Foyer	Main	6`6" x 4`8"
Walk-In Closet	Upper	6`8" x 3`5"
Bedroom	Upper	10`5" x 9`2"
4pc Bathroom	Upper	7`8" x 5`2"

Room	Level	Dimensions
Kitchen	Main	12`2" x 9`10"
Dining Room	Main	11`3" x 10`1"
2pc Bathroom	Main	5`1" x 4`5"
Bedroom - Primary	Upper	15`8" x 13`2"
3pc Ensuite bath	Upper	8`9" x 7`7"
Bedroom	Upper	10`11" x 9`3"
Den	Basement	10`11" x 8`8"

Bedroom  
Family Room  
Furnace/Utility Room

Basement  
Basement  
Basement

11`10" x 8`3"  
17`0" x 16`5"  
9`3" x 5`11"

3pc Bathroom  
Storage

Basement  
Basement

8`1" x 5`4"  
12`8" x 5`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9710157**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Do you like established neighbourhoods, full of schools within walking distance with fully renovated houses? Then this is the home you are looking for!! Pretty much gutted and renovated, this home is full of modern decor and touches. Worried about Poly B plumbing? NOT HERE! All poly B has been removed. NEW KITCHEN! QUARTZ COUNTERS! NEW FLOORS! NEW LIGHT FIXTURES! RENOV BATHROOMS! You will love this moment you drive up to the home. Beautifully maintained on the outside to only have the fully finished inside blow you away!! The sunlight beams through the floor to ceiling windows in the vaulted ceilings. The bedrooms are generous in size. The fully finished basement has a large den (fits a bed) and a fourth bedroom and bath. When I say move in, relax and enjoy...I actually move in, bring all your friends over and watched the drool with envy!! Get in quickly before this home sells. Beauty like this is rare in established communities.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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















