

9683 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2327578



\$665,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated 2-story in a family friendly community. Owners have lived here 21 years, making thoughtful updates over the years. NATURAL OAK HARDWOOD runs seamlessly from main floor up staircase to all principal rooms upstairs. NEWER LUX CASEMENT WINDOWS. Living room features a corner gas fireplace. Oak kitchen offers newer appliances including a gas range with center burner for griddle. A spacious CORNER WALK-IN PANTRY is perfect for all your storage needs. Upstairs you will find gleaming hardwood in the bonus room and all 3 bedrooms. The basement is developed with all required permits including "electrical", "plumbing", and "building permit". There are no short cuts made here. The 4th bedroom has a proper egress window to meet fire safety code. The 3-piece bath is completed with premium grade plumbing fixtures built for durability. Large spacious rec room adds versatile functionality. The back yard is fully fenced and has access to back lane. The community of Hidden Valley features parks & pathways, playgrounds, and 3 schools (Hidden Valley School K-4, Valley Creek School 5-9, Saint Elizabeth Seton School K-9). There are also tennis courts and an outdoor skating rink. Overall, a very well cared for home and ready for immediate possession. Perfect for a growing family!