



**GRASSROOTS**  
REALTY GROUP

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9858 Hidden Valley Drive NW  
Calgary, Alberta

MLS # A2231774



**\$659,900**

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Fully developed 2 Storey with over 2600 square feet. Superb Home with 18' Hi ceiling in the Living room, Formal Dining, Kitchen with Island, Pantry and Nook area, Family room with Fire place, main floor Laundry. 2nd floor with 3 Bedrooms and full Ensuite and walk in closet. Basement with Huge Rec room, 4th Bedroom, Full Bathroom, Bonus room and storage. The Home has been updated with newer flooring, Air Conditioning, Baseboards, Lightings, Freshly painted, Quartz Counters, Furnace, H2o tank and much much more. Home almost backs on the small park/playground and walkway.