



**GRASSROOTS**  
REALTY GROUP

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**9798 Hidden Valley Drive NW  
Calgary, Alberta**

**MLS # A2236459**



**\$739,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Hidden Valley! This stylish and move-in-ready 3 bed, 2.5 bath home offers 1,536 SQFT of beautifully updated living space. Enjoy peace of mind with a new roof, flooring, and paint done within the past year. Step inside to a bright front den/flex room—perfect for a home office. The open-concept main floor features soaring 18-ft ceilings, a stunning chandelier, gas fireplace, and large south-facing windows that flood the space with natural light. The modern kitchen boasts white cabinetry, black granite countertops, stainless steel appliances including a gas range, and a motion-sensor faucet for added convenience. Walk out to the sunny south backyard with a large glass-railed deck—ideal for entertaining. The main floor also includes a powder room and a spacious mud/laundry room with added storage. Upstairs, unwind in the vaulted primary suite with bay window views, a jetted tub, and a separate shower. Two more generous bedrooms and a full 4-piece bath complete the upper level. The illegal basement suite has 2 bedrooms and 1 full bath with separate entrance. Nestled in family-friendly Hidden Valley, close to parks, schools, and major routes like Stoney Trail, 14th St, and Beddington Trail—this home checks all the boxes!