



**GRASSROOTS**  
REALTY GROUP

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**9834 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2270836**



**\$675,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                         |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 1,947 sq.ft.                          | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Christmas Tree can be included, Freezer 'may' be included

Welcome to this spacious & elegant home in the sought-after community of Hidden Valley. Schools, parks and walking paths make this a family friendly neighborhood, yet it has quick & convenient access to Stony Trail, leading to 'everywhere' you need to go! Over the past few years, this home has undergone extensive renovations including all new kitchen (quartz counters with gleaming white cabinets), new hardware, baseboard and trim, new microwave/hood fan & dishwasher, new carpet upstairs, new light fixtures, brand new, motorized zebra blinds in Living Room and Bonus Room/Office (over \$3,000 value for blinds); as well as brand new shingles. The main floor includes a front of the house den/sitting room/dining room, which then leads to the open concept kitchen, dining room & living room. This 'heart of the home' area boasts the large & bright kitchen with island which is accentuated by soaring vaulted ceilings, floor to ceiling windows flooding this area of the home with natural light, gas fireplace for cold winter nights, and deck leading to large back yard where you'll enjoy summer BBQs. Laundry & powder room complete the main floor. Upstairs you will find the large primary bedroom with walk-in closet and 4 piece ensuite. Another highlight of this home is the upstairs bonus room, perfect for office space, home-work room or hang out space. Two more bedrooms & a 4-piece bathroom complete the upper floor. Downstairs contains a HUGE open family room, which can be partitioned for various uses, a 4th room which can be used for office/craft room (or enlarge the window for a 4th bedroom). Double detached garage and spacious back yard make this the ideal family home in a wonderful community. Book your private viewing today!

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