



**GRASSROOTS**  
REALTY GROUP

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**9875 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2282068**



**\$625,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                     |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 4 Level Split                     |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.                      | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | 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, Laminate Counters, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s) |                   |      |

**Inclusions:** N/A

Welcome to this bright and beautifully maintained 4-level split in the heart of Hidden Valley NW, offering over 2,000 sq ft of developed living space! This home is a perfect fit for families, first-time buyers, or anyone looking for space, function, and comfort. This 4 bedroom, 2 full bathroom home offers a thoughtful layout with 3 bedrooms up and a private 4th bedroom on the third level, complete with a second living space and full bathroom making it ideal for guests, teens, or a home office retreat. The open concept main floor is filled with natural light and features fresh paint throughout the entire home, along with brand new carpet on the second level, third-level bedroom, and basement, creating a truly move-in-ready feel. The fully finished basement includes a large flex space perfect for a rec room, gym, or play area, plus excellent storage in the spacious crawlspace. Stay comfortable year-round with central air conditioning, and enjoy the convenience of a front-attached double garage. Located within a 5-minute walk to a public elementary and junior high school, this home is surrounded by parks, pathways, and all the amenities Hidden Valley has to offer. Pride of ownership shines throughout, with all Poly-B plumbing professionally removed for added peace of mind. A bright, functional home in a family-friendly community, this home is sure to check all the boxes. Don't miss it!