



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9810 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2291590



\$719,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Dog Run Fenced In, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, TV Wall Mount x 2, Basement Refrigerator, Outdoor Fireplace

Located in the established community of Hidden Valley, this fully upgraded detached bungalow offers over 2,300 square feet of refined living space with a functional, well-planned layout. With three bedrooms, two and a half bathrooms, and a double attached garage, the home balances comfort and practicality in a convenient northwest location. The main floor welcomes you with a spacious front entrance highlighted by tasteful wainscotting, setting the tone for the finishes carried throughout. Vaulted ceilings and large windows enhance the sense of openness while allowing natural light to fill the space. Durable luxury vinyl plank flooring extends throughout the main level, complementing the clean, modern aesthetic. The open-concept kitchen, dining, and living room create an ideal setting for both everyday living and entertaining. The kitchen is finished in a bright, contemporary style, featuring a large island with seating, quartz countertops, stainless steel appliances, a stylish backsplash, and ample cabinetry and counterspace. The adjoining dining area offers plenty of room for hosting, while the living room provides a comfortable place to gather. A versatile office or flex room on the main level can easily function as a guest room depending on your needs. The primary bedroom is designed as a private retreat, complete with a skylight, walk-in closet, and a luxurious three-piece ensuite featuring an oversized glass-enclosed shower. A convenient two-piece powder room completes the main floor. The fully renovated basement expands the living space with a spacious recreation room complete with a dry bar, gas fireplace, and media area for movie nights and entertaining. Two additional bedrooms and a four-piece bathroom provide flexibility for family or guests, while a separate laundry room adds everyday convenience. Outdoor living has also been thoughtfully

updated, featuring a vinyl deck redone in 2023, a pergola, and a privacy wall, along with a generous grass area that provides additional space to relax, play, or entertain. Significant upgrades provide peace of mind, including air conditioning for warmer months. Additional improvements include a new roof, new hot water tank, updated furnace, and the replacement of Poly B plumbing. Hidden Valley is a family-friendly community known for its access to schools, parks, and pathways. This home is steps from Hidden Valley and Valley Creek Schools, with Saint Elizabeth Seton also nearby. Outdoor amenities include playgrounds, walking and biking paths, the Valley Creek baseball diamond, tennis/pickleball courts, and nearby off-leash dog parks. A bus stop is conveniently located across the street, and major routes including Country Hills Blvd, Shaganappi Trail, and Stoney Trail offer easy commuting. Daily errands are simple with quick access to Beacon Hill shopping, including Costco, while Nose Hill Park and additional amenities are just minutes away. Check out the 3D tour!