



**9791 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2143686



\$696,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Gard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: NA

Welcome to the most sought after community of Hidden Valley in NW Calgary . This 2 storey detached house has been recently upgraded with nearly 1800 sf developed living space. |4 Bed up+ 3 Bath + Double attached Garage+ low maintenance | As you entering the main floor entrance you will be greeted by open ceiling and ceramic tile leading to your hardwood flooring formal dining room. Your Bright family room comes with large windows and Tile framed gas fireplace which makes it cozy place to entertain family and friends. Your chef's kitchen features NEW granite countertops, newer appliance, freshly painted cabinets and cupboards and double pantry offering tons of storage space. Your breakfast nook great place to enjoy a morning coffee while looking at the beautiful trees in the backyard. A door leading to your private patio overlooking the backyard. A 2-pc bath and Laundry room with storage shelf finishes the main. On the upper level your primary bedroom comes with large windows enjoying your private backyard and walk-in closet ensuite with 4 pc bath. Three more good sized bedrooms all comes with walk-in closet and a 4-pc bath finishes the upper. Your basement comes with a great size comes with large windows waiting for your imagination. Backyard comes with electrical powered patio great place to enjoy Summer BBQ or having parties. Massive yard are well-maintained with beautiful trees around which conveniently comes with back lane. Tons of upgradings: Hot water tank 2021, Furnace & Fridge 2018, Roof shingles 2017. Perfect home with Great location- Steps to buses, ravines, parks and schools. Minutes to gas station, 7-11, restaurants. Easy access to Country hills Blvd, Stoney Trail, Shaganappi Tr and 14 ST... Don't miss out this great opportunity to make this home yours, call your favorite realtor and book a showing today.