



**9838 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2157776



\$669,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: All appliances listed in the appliance section

Discover the charm of this inviting 4-bedroom, 2.5-bathroom home nestled in the serene community of Hidden Valley. As you step inside, you'll be greeted by a bright and spacious living area, designed to create a warm and welcoming atmosphere. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making it perfect for entertaining and family gatherings. The well-appointed kitchen features modern appliances, ample cabinetry, a generous island, and a convenient pantry, offering plenty of space for meal preparation and storage. The adjacent dining area provides access to a private deck, ideal for enjoying your morning coffee or evening meals outdoors. The main level includes a cozy family room with a fireplace, providing a perfect retreat for relaxation. The upper level is home to three comfortable bedrooms, including a primary bedroom with an en-suite bathroom and a walk-in closet. The partially finished basement adds valuable living space with a large recreation area, perfect for games or home entertainment, and leaves room for customization to suit your needs. Additional features of this lovely home include a double attached garage, a laundry room, and a well-maintained yard. Located in a family-friendly neighborhood, you'll enjoy easy access to local amenities, parks, and schools. This home offers a blend of functionality and comfort, making it ideal for families seeking a welcoming space with room to grow. Don't miss out on the opportunity to make this wonderful property your new home. Schedule a showing now!