

**9858 Hidden Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2231774**



**\$699,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Fully developed 2 Storey with over 2600 square feet. Superb Home with 18' Hi ceiling in the Living room, Formal Dining, Kitchen with Island, Pantry and Nook area, Family room with Fire place, main floor Laundry. 2nd floor with 3 Bedrooms and full Ensuite and walk in closet. Basement with Huge Rec room, 4th Bedroom, Full Bathroom, Bonus room and storage. The Home has been updated with newer flooring, Air Conditioning, Baseboards, Lightings, Freshly painted, Quartz Counters, Furnace, H2o tank and much much more. Home almost backs on the small park/playground and walkway.