# \$574,900 - 9477 Hidden Valley Drive Nw, Calgary

MLS® #A2087406

### \$574,900

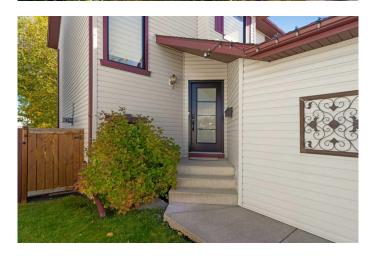
4 Bedroom, 4.00 Bathroom, 1,463 sqft Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

DON'T SWEAT THE SMALL STUFF? WELL, IN THIS HOME YOU DON'T HAVE TO SWEAT THE BIG STUFF!! All windows, shingles, main floor flooring, doors, renovated laundry room and bathrooms, hot water tank, garage door, hunter douglas blinds through out, stainless steel appliances and air conditioning all replaced in the last 3 years. Come in and enjoy the incredible community and location this home is in. Walking in past the double front garage (21'x21') you reach the newly installed front door. Passing through that the home opens up into a large entry way with ample room. A few feet forward you enter the open floor plan of the living room with a cozy corner fireplace, a large kitchen with a island, eating area and walk in pantry. Newly installed patio door lead out onto the back deck. Turn around and sneak a peek at the renovated half bath and laundry room with an incredible storage system. Upstairs you walk to see the three bedrooms, one is currently being used as a bonus room but can easily be converted back to a bedroom. The master has a ensuite for those who like to have their own private bathroom. Then head all the way downstairs to the finished basement. Lots of space here for the extra family room and so much more. This home is located in the highly desirable community of Hidden Valley with exclusive access to 3 schools (k-Gr9 in public, french immersion and catholic) all within walking distance of this home. Drive downtown in 15 minutes and get easy access to so many







many roads.

#### Built in 1997

#### **Essential Information**

MLS® # A2087406 Price \$574,900 Sold Price \$612,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,463
Acres 0.09
Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

## **Community Information**

Address 9477 Hidden Valley Drive Nw

Subdivision Hidden Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3A 5S9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

## Interior

Interior Features Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, No

Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 20th, 2023

Date Sold November 1st, 2023

Days on Market 12

Zoning R-C1N

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX REALTY PROFESSIONALS

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