

\$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	1
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
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.