



GRASSROOTS
REALTY GROUP

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9683 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2327578



\$683,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

****Open House Sun July 19th 1pm-3pm**** Welcome to this beautifully updated 2-story in a family friendly community. Owners have lived here 21 years, adding substantial updates over the years. Natural oak hardwood runs seamlessly from main floor up the staircase to all the principal rooms on the 2nd level. Nearly all windows have been replaced. The Living room features a corner gas fireplace. The kitchen offers newer appliances including a gas range with center burner for a griddle. A spacious corner walk-in pantry for all your storage needs. Upstairs you will find gleaming hardwood flooring in all 3 bedrooms and the bonus room. The basement is developed with all required permits including the "electrical", "plumbing", and "building permit". The 4th bedroom has an egress window to meet fire safety code. The 3-piece bath is completed with premium grade plumbing fixtures built for longevity. Large spacious rec room adds versatile functionality. The back yard is fully fenced and has access to a back lane. The community of Hidden Valley features parks & pathways, playgrounds, and 3 schools (Hidden Valley School K-4, Valley Creek School 5-9, Saint Elizabeth Seton School K-9). There are also tennis courts and an outdoor skating rink. Overall, this is a well cared for home and is ready for immediate possession. Just simply move in and get settled in time for the next school year.