



GRASSROOTS
REALTY GROUP

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9858 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2349774



\$624,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: TV Wall Bracket in Main Floor Family Room

Welcome to this superb, thoughtfully designed home featuring an impressive open-to-above ceiling that creates a bright, spacious first impression from the moment you enter. The main floor offers an ideal blend of functionality and comfort, including two distinct living areas and two dining spaces that provide plenty of flexibility for entertaining, family gatherings, or everyday living. The gorgeous kitchen is designed for both style and practicality, showcasing an island, corner pantry, and quartz countertops. This floor also features a gas fireplace, 2 piece guest bathroom, and a laundry. Upstairs, the spacious primary bedroom offers a private ensuite with quartz counters and a separate walk-in closet, creating a comfortable retreat. Additional 2 bedrooms provide plenty of space for family, guests, or a home office. There is a 2nd full bathroom that also comes with quartz counters adding a sophisticated finish. The fully developed basement extends the living space with a huge recreation room, an entertainment-ready bar, a fourth bedroom, and a full bathroom. Whether used for movie nights, hosting guests, or creating a dedicated space for hobbies and relaxation, this level offers exceptional versatility. Step outside to enjoy the gorgeous south-facing backyard, offering excellent natural light throughout the day and a fantastic outdoor setting. The beautiful big backyard comes with a huge deck to entertain your guests and loved ones. The deck boards were replaced in 2026, and the fence has been updated on two sides, also in 2026. Additional updates include a newer hot water tank (2025), newer furnace and air conditioning (2021), and luxury vinyl plank flooring (2025) throughout the main floor. Combining an impressive layout, quality finishes, extensive basement development, and important recent updates, this home offers an exceptional combination of comfort, functionality,

and pride of ownership. Close to all sorts of amenities such as schools, playgrounds, shopping, restaurants, grocery stores, transportation, Stoney Trail, Deerfoot Trail, and much more. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this immaculate Home!