

9521 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2219145



\$689,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,744 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Garge Shelving,

Welcome to this Sunny 4 bedroom 4 bathroom fully developed 2 story WALKOUT with ilegal LOWER SUITE! Over 2300 feet of combined living space featuring hardwood floors and a raised rear deck! Upon arriving you are welcomed into a large sunny entrance with plenty of storage. Continue to the main open-concept living area featuring hardwood flooring and a relaxing living room with a large sunny window. At the far end is a separate dining room with vaulted ceiling & patio doors opening to the raised rear deck. All this is anchored by the bright kitchen with a large sit-in Island, corner kitchen sink, pantry, and plenty of cupboard & counter space. Finishing this level is a 2 piece bath, combined laundry & mud room exiting to the insulated front double garage. On the upper level, you will find a large bonus room, two secondary bedrooms, a 4-piece main bathroom and a large primary bedroom with a 4-piece ensuite & walk-in closet. The lower developed walkout is logically laid out with 3 three-piece bath, a large bedroom, utility room with separate laundry, and a fully appointed kitchen/ living area with plenty of storage and a raised bar/island with seating for 3. Great Community close to public transit, schools, shopping, walking and biking paths, and close to Stony Trail for easy access throughout the city. Book your showing today!