



# 9416 Hidden Valley Drive Calgary Alberta

\$630,000

Welcome to your Hidden Valley Retreat: Where comfort meets convenience. Step into this east-facing home in Hidden Valley, freshly painted and featuring an open-concept living with rich hardwood flooring and ample natural light. This inviting home boasts three spacious bedrooms, including a large primary suite with plush carpeting and quiet comfort. Alongside two and a half, modern bathrooms, equipped with contemporary fixtures. Throughout the house, new light fixtures enhance every room, adding a fresh, modern touch to the warm ambiance. The kitchen offers functionality and style with stainless steel appliances, white cabinetry, and a chic backsplash, perfect for preparing meals and entertaining guests. The fully finished basement provides additional space for a family room or home gym, completed by a full bathroom. The two-car garage provides, not only space for vehicles, but additional storage as well. The large west-facing yard, meticulously maintained, features a lush lawn and patio area, ideal for outdoor gatherings or quiet evenings. For dog lovers, a convenient off-leash park is within walking distance, making it easy to enjoy daily walks and meet fellow pet owners in the community. Located just steps from a playground and minutes from essential shopping at Costco and Walmart, the home ensures convenience is at your doorstep. Shaganappi and Stoney Trail are only a two-minute drive away, making commuting effortless. The airport can be reached in just 16 minutes, facilitating travel and visitor access. In Hidden Valley, community and diversity thrive, creating a welcoming atmosphere where every neighbor feels at home. Discover the balance of lifestyle and location in this beautiful community, and find more than just a house—find a home where you belong. (id:6769)

4pc Bathroom 8.00 Ft x 9.33 Ft

Primary Bedroom 11.75 Ft x 15.08 Ft

Bedroom 13.08 Ft x 12.25 Ft

Bedroom 9.17 Ft x 9.25 Ft

3pc Bathroom 4.92 Ft x 8.17 Ft

Recreational, Games room 24.08 Ft x 15.75 Ft

Storage 10.92 Ft x 12.08 Ft

Hall 8.75 Ft x 5.83 Ft

2pc Bathroom 6.75 Ft x 2.58 Ft

Dining room 9.67 Ft x 8.08 Ft

Foyer 8.25 Ft x 10.25 Ft

Kitchen 12.83 Ft x 9.92 Ft

Laundry room 6.33 Ft x 7.25 Ft

Living room 15.67 Ft x 16.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

<http://sarah.albertare.com>



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**Mirror**

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