



9748 Hidden Valley Drive Calgary Alberta

\$725,000

Experience quality craftsmanship and modern upgrades in this beautifully updated 4+1-bedroom, 2-storey home in Hidden Valley, Calgary, offering over 2,800 sqft of total living space. Built by the renowned Keystone Homes, this fully developed residence has been thoughtfully maintained and updated to meet all your family's needs and is VACANT FOR QUICK POSSESSION. Recent upgrades include a NEW ROOF (2023) with a 25-year warranty, a NEW GARAGE DOOR AND OPENER (2023) and ALL POLY B PIPING HAS BEEN REMOVED AND UPDATED (22)! The kitchen is a chef's delight, offering an abundance of cabinets, a corner pantry, and updated stainless-steel appliances. The large family room features a cozy gas fireplace, ideal for relaxing after a busy day and the formal dining room exudes classic elegance and could easily be converted to a main floor office or den space. Upstairs, you'll find 4 large bedrooms, rarely seen in today's market, with the primary ensuite inviting relaxation with a seated shower and a separate jetted tub. The large 4th bedroom could also easily be used as an upstairs bonus room providing distinct separation for a growing or multi-generational family. The fully developed basement offers a media and games area with oak built-ins, a full 4pc bathroom, and a 5th bedroom with egress window. A 6th bedroom could easily be added and still allow for a large family room. Plenty of sunshine in the SOUTH FACING BACKYARD that comes with a durable, low maintenance 17x17 all-aluminum framed deck with a porcelain tile surface and a bbq gas line--perfect for outdoor entertaining. Additional amenities include central air conditioning and a central vacuum system--all contributing to a comfortable and convenient living environment. Ideally situated with a bus stop across the street providing easy access to the downtown core, a park around the corner, and walking distance to several...

Primary Bedroom 15.67 Ft x 14.17 Ft

Bedroom 12.92 Ft x 9.92 Ft

Bedroom 13.00 Ft x 10.50 Ft

Bedroom 13.17 Ft x 9.17 Ft

4pc Bathroom 12.92 Ft x 9.33 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Furnace 16.92 Ft x 9.17 Ft

Kitchen 11.92 Ft x 9.42 Ft

Dining room 12.75 Ft x 9.00 Ft

Living room 16.17 Ft x 14.00 Ft

Den 11.50 Ft x 11.00 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Family room 27.92 Ft x 13.42 Ft

Laundry room 7.92 Ft x 5.17 Ft

Bedroom 11.42 Ft x 9.92 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft