



9473 Hidden Valley Drive Calgary Alberta

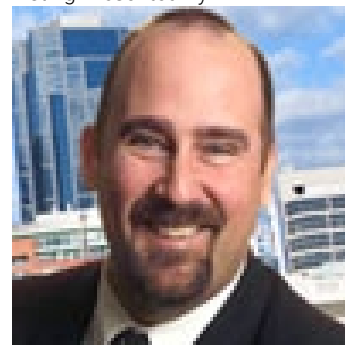
\$589,900

PUBLIC OPEN HOUSE - Saturday December 6 & Sunday December 7 - From 2:00PM-4:00PM - RARE FIND - RV PARKING + TWO POWERED GREENHOUSES + BRAND-NEW 2025 FURNACE - HIDDEN VALLEY UNICORNTired of paying \$200-\$400/month to store your camper, trailer, boat or work equipment?- Wide alley gate + fully fenced, flat gravelled pad = park it tonight behind your own fence. No more storage fees, no more winter plugging charges, no more tickets.Serious gardener or urban homesteader?- 12x16 powered cedar greenhouse with irrigation + second deck greenhouse (both ready to go). Raised beds, apple trees, cherry bush and sunny exposure already in place. Mechanical peace of mind for the next decade+- Brand-new high-efficiency furnace installed 2025- Roof replaced June 2021 (Meerkat Roofing)- Original owner, meticulously maintained - no surprises.Perfect family location- Hidden Valley School (K-4) is a 4-6 minute walk - no major roads to cross- Double attached garage + extra driveway + backyard parkingMove-in ready upstairs (just swap the original carpet for your favourite neutral - easy \$7k upgrade) and enjoy one of the most unique, private backyards in all of northwest Calgary. Deck, fruit trees, hammock space, bistro areas - this is outdoor living done right.Book your private showing with your favorite Realtor before the weekend rush - these buyers move fast when they finally find "the one". (id:6769)

Storage 25.25 Ft x 22.17 Ft
Living room 16.33 Ft x 13.17 Ft
Kitchen 9.92 Ft x 9.67 Ft
Dining room 9.92 Ft x 8.33 Ft
Foyer 9.50 Ft x 7.25 Ft
Laundry room 5.58 Ft x 3.00 Ft

2pc Bathroom 6.00 Ft x 4.92 Ft
Primary Bedroom 14.17 Ft x 10.08 Ft
3pc Bathroom 9.75 Ft x 7.83 Ft
Bedroom 9.67 Ft x 9.33 Ft
Bedroom 10.50 Ft x 10.50 Ft

Listing Presented By:



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