9436 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2288419

$610,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, See Remarks, Smart Home, Walk-In Closet(s)		

Inclusions:	Call Seller Directly

Welcome to this spacious and well-maintained home in the highly sought-after community of Hidden Valley with over 2,000 sq ft of living space. With 3+1 bedrooms, 2.5 bathrooms, and a fully developed basement, this home offers the perfect blend of comfort, functionality, and location. Backing directly onto a peaceful park, you'll enjoy added privacy, open views, and easy access to green space right from your backyard. Large windows throughout the home flood the interior with natural light, creating a bright and inviting atmosphere in every room. The main floor features a spacious layout ideal for both everyday living and entertaining, while the upper level offers three generously sized bedrooms, including a comfortable primary retreat with an attached ensuite bathroom featuring a jacuzzi tub. An additional 3-piece bathroom completes the upper level. The fully developed basement adds incredible versatility with an additional bedroom and extra living space - perfect for a home office, gym, media room, or guest suite. A double front-attached garage provides ample parking and storage, and the overall spacious design ensures room for growing families or those who love to host. Located close to parks, schools, shopping, and major roadways, this Hidden Valley gem offers convenience and community in one complete package.