

**9416 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2166020



\$650,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks, Storage		

Inclusions: n/a

Welcome to Hidden Valley, where convenience, community and diversity come together to create the perfect place to call home. Step outside of this East facing home with a large west facing yard, and you'll find a playground just across the laneway, less than a minute's walk away-an ideal spot for family fun. For dog-lovers, the off-leash park is only six minutes by foot. Become a daily visitor, and have it become a place where neighbors and pets build strong bonds. Commuting is a breeze with Shaganappi and Stoney Trail just a two-minute drive, making it super convenient to get around. Need to shop? Costco is only six minutes away, and Walmart is just seven! For frequent travellers, the airport is just a quick 16 minute drive, perfect for picking up visitors or catching flights for your next adventure. But what truly sets this neighborhood apart is its incredible diversity. You are surrounded by families of all backgrounds, creating a balanced and welcoming atmosphere that truly feels like home. For families with young children, daycare is just two houses away, and the local school is within a 10-12 minute walk-so close that you'll often see other kids heading there. And with the bus stop only two minutes from your door, commuting options are endless. The freshly painted home offers three bedrooms, two and a half bathrooms, a fully finished basement with new light fixtures and air-conditioning. It is spacious and bright with ample windows and an open concept feel. Discover what makes Hidden Valley more than just a home, it's a community where everyone belongs. Find your home here.