

**9449 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2206054



\$649,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,372 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub		

Inclusions: See Appliances, second refrigerator in basement

Welcome home to this bright two storey home in the beautiful North West community of Hidden Valley. Featuring open floor concept with spacious greatroom, dining room with patio door leading to a large balcony, kitchen with lots of cabinets and granite counter top. Upper floor with very spacious bonus, plus three bedrooms with a full bathroom equipped with jetted tub. Fully finished walkout to grade basement, bright with large windows and door to a large covered patio. Double attached front drive garage. Fully financed, private yard. very conveniently located to public transit, schools, shopping. This is your opportunity to own and enjoy living in this great home that has a lot to offer at a great price.