

9798 Hidden Valley Drive NW
Calgary, Alberta

MLS # A2236459



\$739,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to Hidden Valley! This stylish and move-in-ready 3 bed, 2.5 bath home offers 1,536 SQFT of beautifully updated living space. Enjoy peace of mind with a new roof, flooring, and paint done within the past year. Step inside to a bright front den/flex room—perfect for a home office. The open-concept main floor features soaring 18-ft ceilings, a stunning chandelier, gas fireplace, and large south-facing windows that flood the space with natural light. The modern kitchen boasts white cabinetry, black granite countertops, stainless steel appliances including a gas range, and a motion-sensor faucet for added convenience. Walk out to the sunny south backyard with a large glass-railed deck—ideal for entertaining. The main floor also includes a powder room and a spacious mud/laundry room with added storage. Upstairs, unwind in the vaulted primary suite with bay window views, a jetted tub, and a separate shower. Two more generous bedrooms and a full 4-piece bath complete the upper level. The illegal basement suite has 2 bedrooms and 1 full bath with separate entrance. Nestled in family-friendly Hidden Valley, close to parks, schools, and major routes like Stoney Trail, 14th St, and Beddington Trail—this home checks all the boxes!