



**180 Hidden Vale Close NW  
Calgary, Alberta**

**MLS # A2285850**



**\$685,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Yard Drainage		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** In basement suite - washer, dryer, microwave hood fan, stove, refrigerator. Shed

Beautifully maintained Italian inspired bungalow walkout basement, in a prime northwest location, proudly owned by the second owners and offering over 2,500 square feet of fully developed living space. Thoughtful upgrades include 2023 PEX water lines, an upgraded electrical panel, a newer roof (2020), and a 21 panel solar array (9.45 kW) that significantly reduces monthly utility costs and keeps the home cooler in summer (paid off). Bright, open main floor featuring vaulted ceilings, large windows, oak hardwood flooring, ceramic tile throughout high traffic areas, and a flexible open space ideal for dining, recreation, or den. The well appointed kitchen offers granite countertops, upgraded oak cabinetry, diamond backsplash, crown mouldings, stainless steel appliances, and a built in microwave hood fan vented outside. The adjoining breakfast nook and living room are centered around a beautiful gas fireplace and open onto a northeast facing balcony overlooking the private, tree sheltered fenced backyard. The spacious primary suite includes a walk in closet and a full ensuite with jacuzzi tub, separate shower, and ample storage. A second bedroom, full bathroom, and convenient main floor laundry complete this level. The city approved secondary suite features a private entrance, large windows, two bedrooms, a full kitchen, living area, bathroom, laundry, storage rooms, and egress windows throughout. Bright finishes and smart layout make it feel like ground level living rather than a basement. The suite is occupied by an excellent tenant who appreciates the quiet location, fibre internet, and low utilities. Outside you'll find stamped concrete walkways and patio areas, landscaped gardens, a fountain feature, shed, and optional greenhouse. The double garage includes workspace, sink with hot and cold water, and central vacuum system, plus parking for

three additional vehicles. This allergy free, non smoking home offers exceptional flexibility, income potential, and accessibility, making it ideal for homeowners, investors, or multigenerational living. All appliances upstairs and downstairs included.