



GRASSROOTS

REALTY GROUP

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**149 Hidden Ranch Road NW
Calgary, Alberta**

MLS # A2295394

\$569,900



Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Electric Stove, Dishwasher, Washer & Dryer, Hood fan, Refrigerator, Garage door opener, All window covering.

Welcome to this well kept bi-level home located at a nice quiet street, and has a beautiful curb appeal. This home features 3 bedrooms, 3 bathrooms, an open concept kitchen, a dining area, a bright living room, and a walk out basement. It also has easy access to Stony trail, Shaganappi trail, and 14 Street NW. Last but not least it is in walking distance to Hidden Valley School and the play ground nearby. Come to see this beautiful home!