



**289 Hidden Spring Green NW
Calgary, Alberta**

MLS # A2308708



\$579,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

This home is an incredible opportunity to own a fully finished detached home with a front attached garage under \$600k. With a total of 1850 sq ft of living space this home is just like new. Located on a quiet street with a 2 min walk from the Catholic School (k-Gr 9). Walking into this home you will immediately notice the new luxury vinyl plank flooring and fresh paint through out. The main floor is an open concept that gives you a great room, kitchen nook and kitchen with ample storage space. This is all overlooking a large fenced backyard that is backing onto an alley, great for those RV and toy parking or just a little bit more privacy. Upstairs you have fresh new carpet that is through out. The bonus room as a gas fireplace and the bedrooms are all generous sizes. The bathroom is renovated upstairs. Walking into the basement you will see the half bath with the laundry, the access into the garage and the new carpet in the basement. The fully finished basement has very large windows, a large rec room and lots of storage. **BIG ITEMS REPLACED ON THIS HOME:** 2025 - level 4 hail resistant shingles, 2023 - Hot water tank, 2020 - furnace. All of this is located in the highly desirable community of Hidden Valley with exclusive schools of K-9 in Catholic, public and french immersion and tons of children parks. Easy access to major road ways such as Deerfoot Trail, Stoney Trail, Crowchild, Shaganappi, and 14 St. Steps to bike path system all around the city. Drive to downtown Calgary in less than 20 minutes. Groceries, banks, restaurants, fast food and more all close by.