



**170 Hidden Hills Terrace NW
Calgary, Alberta**

MLS # A2308710



\$599,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

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

Inclusions: N/A

LEGENDARY MORRISON BUILT HOME! NO POLY B! This home is built with absolute care. This classic layout allows significant amounts of natural light into the home. With it's open layout floor plan and high vaulted ceiling, it is understandable why this layout was so popular. Located on a quite street with a children's park kiddy corner to it. This fully finished home is perfect for a family or those looking to get started. The main floor has a large kitchen nook and a great room that comes with a gas fireplace. Upstairs are three bedrooms and the master featuring an ensuite. The basement is fully finished with lots of room to spread out. The basement is so private and perfect for those who don't like having neighbours. The front attached garage is an extra bonus and it is incredible that this is all located under \$600k. In the incredibly desirable community of Hidden Valley with 3 exclusive community schools k-Gr 9 and children parks everywhere. This home is less than a 20 min drive to downtown Calgary. Easy access to Calgary's pathway system. Close to tons of amenities such as Banks, Groceries, fast food, shopping, restaurants and more.