



**242 Hidden Spring Mews NW  
Calgary, Alberta**

**MLS # A2308714**



**\$544,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

**PUBLIC OPEN HOUSE - Saturday, June 20th 12:00PM-2:00PM -** This home is a rare layout. Unique bilevel fully finished with over 1600 sq ft of total living space. Two bedrooms up and one bedroom down with three full bathrooms. Beautiful open to below on main floor into living room. This layout is bright and open with tons of natural sunlight. A front double garage at this price is very rare and is unlikely to be found again. Quiet culdesac, across from a childrens park. Next to pathway system. Close walk to three schools Catholic, public and french immersion k-Gr9. This home you are not going to want to miss.