



**GRASSROOTS**

REALTY GROUP

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**22 Hidden Valley Manor NW  
Calgary, Alberta**

**MLS # A2318280**



**\$669,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Garden Shed

Welcome to this **STYLISH** and **METICULOUSLY** maintained home, nestled in the fantastic community of Hidden Valley NW! This **BEAUTIFUL** two storey home offers a total of 2278 developed square feet and is sure to fit all your needs! The interior provides the perfect balance of both style and functionality. Fantastic **FAMILY** home offering 3 large bedrooms, a main floor office/den, main floor laundry, 4 bathrooms, tons of recent renovations and a fully finished basement. Beautiful & functional kitchen was renovated approximately 8 years ago. Kitchen features Quartz Countertops, Stainless Steel appliances (gas stove), pantry, under cabinet lighting, new flooring, etc. Dinning room adjoins kitchen with plenty of windows, offering a **TON OF NATURAL LIGHT** and leads to your private Deck. Cozy family room with a gas fireplace and a 2 pc powder room completes this floor. **UPPER** Floor features your spacious master retreat with a 3 pc ensuite. There are also two additional bedrooms that are both **SPACIOUS** and **BRIGHT** and a 4 pc bathroom. The full basement offers a large entertainment area with gas fireplace. Tons of room for anything that suites your needs. Enjoy your morning coffee and your evening barbecues in your **LOW MAINTENANCE** private backyard. Tons of updates/renovations: Kitchen, Flooring, Garage door replaced 2023, shingles & eaves troughs replaced in 2026, H2O tank replaced in 2024, Furnace replaced in 2023 & newer upstairs carpet. Hidden Valley is the perfect community to call home with it's beautiful walking paths, minutes to walk to multiple schools, just steps to the community center, restaurants and shopping. Lots of public transportation and just minutes drive to T&T, Costco, Walmart, & Home Depot. Easy access to the Airport, Stoney Trail and Shaganappi Trail. Don't miss out on this great opportunity to own

this gorgeous home. Click on walk through video for a tour.