



GRASSROOTS

REALTY GROUP

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**84 Hidden Spring Close NW
Calgary, Alberta**

MLS # A2319136



\$600,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Whether you are looking to purchase your very first home or ready to move up and grow your family, this stunning property delivers the perfect blend of modern upgrades, absolute mechanical peace of mind, and an unbeatable layout. Nestled in a highly desirable neighborhood, this home features a rare and premium fully finished walk-out basement leading to a beautiful, mature, and entirely private yard—a unique luxury that stands out completely from recent area comparables! Step onto gorgeous Luxury Vinyl Plank flooring (only 1 year old) that flows seamlessly through a bright and open main living space. The Heart of the Home: Cozy up in the inviting living room centered around a classic gas fireplace, perfect for chilly evenings. A convenient half-bath is tucked away nearby for guests. A Chef's Delight: The beautifully updated kitchen was refreshed just 1 year ago with newer cabinets, premium sandstone and quartz countertops, and a 1-year-old stainless steel dishwasher (refrigerator is 6–7 years old). Bonus: The kitchen window is currently being replaced, ensuring crisp views and great energy efficiency! The upstairs layout is a dream configuration for first-time buyers wanting a roommate, or growing families looking for maximum privacy. Primary Bedroom: Features a private, updated 3-piece ensuite, the shower that was done in 2025 by Bathfitters and has a lifetime transferable warranty! Plus beautiful custom tile work. Second Bedroom: Equally impressive, boasting its own private 4-piece ensuite with matching tile details. Bring Your Design Ideas: The upper-level carpets need to be replaced, giving you the perfect opportunity to pick your favorite flooring and build instant equity from day one! The fully finished walk-out lower level expands your living space beautifully and features brand-new carpet replaced just for the listing. A sprawling family

room features a second gas fireplace, making this the ultimate zone for movie nights, a home office, or a kids' play area. Added Convenience includes a large laundry room and a sparkling 3-piece bathroom. Rest easy knowing that all the expensive un-sexy updates have already been taken care of for you: Roof has been replaced 2017. The furnace and hot water tank are only 4 years old. Fully equipped with Central A/C to keep you perfectly cool all summer long. Meticulously Maintained: The furnace, hot water heater, and A/C unit are fully serviced and cleaned annually by the professionals at Action Furnace. Don't miss out on this incredible move-up opportunity! With its premium walk-out layout, renovations, and pristine mechanical history, this home won't stay on the market long. Schedule your private viewing today!