



**GRASSROOTS**

REALTY GROUP

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**357 Hidden Valley Place NW  
Calgary, Alberta**

**MLS # A2320435**



**\$729,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**RARE FIND &dash; ALMOST A QUARTER ACRE.** This meticulously maintained home offers over 2,200 sq. ft. of developed living space and an outdoor setting that's truly second to none. Stunning southwest facing backyard, where mature landscaping, expansive green space and a massive cedar deck create the perfect outdoor retreat for relaxing, entertaining and enjoying sunny afternoons with family and friends. Inside, the beautifully updated kitchen features ceiling height custom cabinetry, an entire wall of built-in floor to ceiling storage, quartz countertops and high quality appliances. The adjoining family room is warm and inviting, highlighted by a gas fireplace and a wall of windows that showcase the spectacular backyard views. Filled with natural light throughout, this exceptional family home also offers hardwood flooring, a convenient main floor laundry area with sink and unique custom features including a must see built-in storage cabinet with extra long drawers tucked beneath the staircase. The fully developed basement has a large family room with a 2nd gas fireplace, a 3 pce bathroom and lots of storage. Upstairs, the spacious primary retreat features a walk in closet with built-in organizers and a beautifully updated ensuite complete with a quartz double vanity and a large tiled shower with a luxurious rain shower head. Two additional bedrooms are connected by an ultra convenient Jack and Jill bathroom, making this an ideal layout for families. Major recent updates provide peace of mind, including POLY-B PLUMBING REPLACED (2026), furnace service (2026), roof (2025), central air (2024, serviced 2026), hot water tank (2023), fridge (2022), garage door (2023), and new eavestroughs and downspouts (2026). Tucked away in a quiet, CHILD SAFE CUL-DE-SAC, this pristine, move in ready home combines exceptional

indoor living with an extraordinary outdoor setting. A true premium property that must be seen to be fully appreciated!