



GRASSROOTS
REALTY GROUP

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205 Hidden Hills Place NW
Calgary, Alberta

MLS # A2324116



\$599,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Pie Shaped Lot		

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

Inclusions: n/a

Welcome to this beautifully updated and well-maintained two-storey home, perfectly situated on a huge corner lot in the desirable community of Hidden Valley. Offering approximately 1,878 sq. ft. of total developed living space, including the basement, this home features a bright and functional main floor with elegant, low-maintenance luxury vinyl plank flooring. The spacious foyer leads into a sun-filled living room with large windows, while the kitchen offers sleek cabinetry, white appliances, a corner pantry, and plenty of space for family dining. Step out from the kitchen onto the impressive 24' x 14' deck and enjoy the completely fenced, private west-facing backyard, plus the added bonus of no side sidewalk on the lot to shovel snow during the winter. Upstairs you'll find three generously sized bedrooms, including a spacious primary suite with a 4-piece ensuite, while all bathrooms have been tastefully renovated by previous sellers. The basement features a large recreation room, a versatile room ideal for a home office or guest space, a laundry area and plenty of storage. For added peace of mind, the roof was replaced by the previous owners in 2014. Conveniently located close to schools, parks, shopping, and with quick access to Stoney Trail, this move-in-ready home offers exceptional value in a fantastic location.