



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216 Hidden Spring Green NW
Calgary, Alberta

MLS # A2327615



\$549,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Back Lane, No N		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Inside pics posted later today!! Had a photographer glitch. A great opportunity awaits in Hidden Valley. Incredible location backing onto greenbelt/pathway that leads directly to the Hidden Valley schools, a fun kids park, playground & athletic fields. There are 3 good sized bedrooms upstairs which include a large Primary that has its own 4 piece ensuite and a walkin closet. The other two bedrooms share the main 4 piece bathroom. The main floor is nice & open with a huge living room that has recently installed recessed pot lighting, newer maple hardwood floors go throughout and a cozy 3 sided gas fireplace. The kitchen has recently painted oak cabinets, a handy corner pantry, cement countertops and recessed lighting in the ceilings. Off the kitchen there is a good sized dining area that has a walkout to the back deck and an incredibly private & serene backyard. Fully fenced and boasting loads of trees and shrubs this yard is made for family fun time. Check out the back greenspace & pathway system~locations like this dont get listed often. There are also extra windows throughout~ you will be impressed with the natural light. There is also a 2 pce powder room at the front of the main floor. The double attached garage is a good size for two vehicles and some extra storage. The basement is unfinished with the laundry room & potential for another bedroom & bathroom.