



GRASSROOTS
REALTY GROUP

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38 Hidden Spring Circle NW
Calgary, Alberta

MLS # A2329888



\$524,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	893 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Dishwasher, Range Hood, Electric Stove, Refrigerator, Central Vacuum & Attachments

Tucked into a quiet corner of Hidden Valley, this well cared for bi-level sits on a large and bright corner lot with windows on three sides, filling the home with natural light throughout the day. Owned and maintained by the same family for nearly 30 years, it's a home that has been truly lived in and cared for. The main floor offers a comfortable and functional layout, with a spacious living room that flows into the dining area and kitchen. From here, step out onto a large side deck - a standout feature of the home - thoughtfully built with direct access to the yard and raised garden beds. Whether it's morning coffee, summer meals, or simply enjoying the outdoors, this space was designed for everyday use. Upstairs includes 2 bedrooms and a full bathroom, ideal for guests, a home office, or flexible living space. The lower level serves as a private retreat, featuring a large primary bedroom with its own ensuite, along with a generous family room, wet bar, and laundry. It's a layout that works especially well for those who prefer having their main living and sleeping space on one level. The home also features beautiful hardwood flooring throughout the upper level, with tile in the kitchen, along with updated vinyl windows and low-maintenance vinyl fencing that keeps the yard looking clean and cared for with minimal upkeep. Located close to parks, schools, pathways, and major routes, this is a bright, solid home in a great location ready for its next chapter.