



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307 Hidden Cove NW
Calgary, Alberta

MLS # A2332276



\$765,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,737 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

HIDDEN GEM IN HIDDEN VALLEY! Welcome to this METICULOUSLY MAINTAINED, SHOWS LIKE NEW 4-BEDROOM, 2.5-BATHROOM WALKOUT home, perfectly situated on a QUIET CUL-DE-SAC in one of Calgary's most sought-after family communities. Surrounded by mature trees and offering exceptional privacy, this home is just steps from a scenic POND, NEW PLAYGROUND, parks, walking paths, schools, and everyday amenities. Inside, you'll appreciate the RENOVATED KITCHEN featuring a stunning WATERFALL GRANITE ISLAND, granite countertops, pantry, newer FRIDGE, and BUILT-IN COOKTOP—a true CHEF-READY KITCHEN perfect for everyday living and entertaining. The RENOVATED PRIMARY ENSUITE adds a touch of luxury, while the NEW WASHER & DRYER, NEW GARAGE DOOR, and NEW BASEMENT FLOORING provide added value and peace of mind. The WALKOUT BASEMENT IS FULLY FINISHED, with the exception of the FRAMED AND DRYWALLED 4-PIECE BATHROOM ROUGH-IN AREA, making it easy to complete an additional bathroom. With desirable R-CG ZONING, the walkout basement also offers excellent potential to be converted into a LEGAL BASEMENT SUITE (subject to City of Calgary approval and permitting), creating a fantastic opportunity for future rental income or multi-generational living. Enjoy the private, landscaped backyard from the deck or patio, perfect for relaxing or hosting family and friends. Complete with a DOUBLE ATTACHED GARAGE, spacious layout, and an unbeatable location in a safe, family-friendly neighborhood, this home truly has it all. 3D/VIRTUAL TOUR AVAILABLE. Don't miss this incredible opportunity—BOOK YOUR PRIVATE SHOWING TODAY!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX Real Estate (Mountain View). Information is believed to be reliable but not guaranteed.