



GRASSROOTS
REALTY GROUP

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112 Hidden Vale Place NW
Calgary, Alberta

MLS # A2332867



\$929,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this extensively renovated two-storey home in the sought-after community of Hidden Valley, where exceptional craftsmanship, thoughtful upgrades, and modern comfort come together. With major improvements completed throughout, this is a truly move-in-ready home designed for years of worry-free living. The heart of the home is the stunning custom kitchen by Pride Kitchens, created as part of a complete main-floor transformation. Taken back to the studs and structurally redesigned, the main level now offers a bright, open-concept layout perfect for everyday living & entertaining. The kitchen features a remarkable 16-foot granite island, custom cabinetry, premium appliances, including a dual-fuel Samsung range, Bosch Wi-Fi dishwasher, Panasonic microwave, & Whirlpool refrigerator with a versatile convertible freezer system. Matching custom-built storage continues into the mudroom & front entry, creating a seamless and upscale finish throughout. The extensive interior upgrades continue with brand-new commercial-grade luxury vinyl plank flooring, premium broadloom in the upper bedrooms, refinished flat ceilings, triple-pane windows, new exterior doors, upgraded attic insulation, & the complete replacement of all Poly-B plumbing. Custom blinds have been installed throughout many of the home's principal rooms. Upstairs, the spacious primary retreat has been thoughtfully reconfigured to include a second walk-in closet & a beautifully renovated ensuite featuring custom cabinetry, a freestanding soaker tub, updated tile work, & quality finishes throughout. Custom floor-to-ceiling built-in bookcases enhance both the upper-level office/sitting room and the main-floor office or craft room. The fully finished basement is designed for entertaining, featuring a stylish new wet bar complete with a sink, wine fridge, and beverage fridge.

A professional-size pool table may also be available for inclusion. Additional premium features include a Trane high-efficiency furnace, Trane central air conditioning, Rinnai continuous hot water system, Kinetico drinking water filtration and whole-home water softener systems, a radon mitigation system, low-flush toilets throughout, and Telus fibre optic connectivity. Outside, the home's curb appeal is equally impressive. The exterior has been professionally finished with a CHIC Liquid Vinyl coating backed by a lifetime guarantee, eliminating the need for future painting. The rebuilt front porch features wider steps, composite decking, and new railings, while the professionally installed Trimlight system offers customizable exterior lighting controlled directly from your smartphone. Outdoor living is enhanced by a new rear deck, refinished upper deck with Duradek flooring and updated railings, upgraded deck columns, LeafFilter gutter protection, and a matching shed with a new roof and exterior finish. This meticulously upgraded Hidden Valley home offers an exceptional combination of luxury, functionality, & long-term peace of mind.