



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

140 Hidden Point NW
Calgary, Alberta

MLS # A2333533



\$529,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,352 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Chandelier, Kitchen Island, Pantry		

Inclusions: TV and TV Mount in Basement

****OPEN HOUSE SUN AUG 2ND, 1PM-3PM** CHARMING 2-STOREY HOME | LOADS OF UPDATES | PRIME LOCATION!**
Don't miss out on this opportunity to own this stunning 3 bed + 2.5 bath home in the highly sought-after community of Hidden Valley! Welcomed by a lovely south-facing porch, perfect for sitting and enjoying the sun, this well-maintained residence offers a bright and functional layout throughout. Highlights of the home include a MODERN KITCHEN (updated 2012) featuring stained shaker-style cabinets | a FULL PANTRY | an adjacent sunny breakfast nook area. Major upgrades and peace-of-mind updates include NEW plumbing (poly-b fully replaced in 2026), roof shingles (2019), High-Efficiency Furnace (2012), NEW front and back doors (2026), an updated washer & dishwasher (last 3-4 years), LED lighting throughout, and a central vacuum system. Walk into the bright main floor to discover spacious living/dining areas, perfect for entertaining family and friends, along with access to an amazing backyard space featuring freshly stained fencing and a large deck complete with privacy walls and a covered drop-down section designed for a future hot tub. Outside you will also find the lush raspberry bushes that grow along the side of the home in the summer! Upstairs you will discover a large primary bedroom with a picturesque bay window and a private ensuite bath, along with 2 more good-sized bedrooms and another full bathroom. Downstairs has been partially developed into a fantastic entertainment room featuring a WET BAR, with the remaining undeveloped space currently used as a WORKSHOP and offering great room for future expansion of a bedroom or bathroom. You will find parking in the back, with room for a future garage, and lots of extra parking on the street. Hidden Valley has so much to offer with conveniences all

around, including quick access to Beacon Hill & Creekside shopping centers, Costco, local amenities, sports courts, quality schools, and nearby parks, pathways, and the pond! Come check it out before it's gone! *Virtual staging used in picture #9, to show best use of space*