



GRASSROOTS
REALTY GROUP

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**117 Hidden Spring Circle NW
Calgary, Alberta**

MLS # A2334324



\$564,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Storage		

Inclusions: Stand Up Freezer

PUBLIC OPEN HOUSE - Saturday August 8th from 2PM-4PM & Sunday August 9th from 1PM-3PM. A bilevel with a grand open layout with just under 2000 sq ft. of total living space. 3 bedrooms total and 2 full bathrooms. Walkout basement! Large private pie lot! Double front attached garage! This home is waiting for you to come in and give it the cosmetic touches it needs to bring it into 2026! This home is well loved by it's owner. New siding and ashphault shingles in 2026. A/C new in 2026 (oh yes, it has AC baby!) Furnace that was updated and service to be just like new. Kitchen updated in the last 10 years with granite countertops and new taps. This home is waiting for you to come in and make it your new home! Walking distance to three schools, (K to Gr 9 Public, Catholic and French Immersion), pathways, parks and transit. This is not something you want to miss out on. Call your favorite REALTOR(tm) to book your showing today.