



GRASSROOTS
REALTY GROUP

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369 Hidden Valley Place NW
Calgary, Alberta

MLS # A2334847



\$574,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,186 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, No Ba		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional Hidden Valley home, where architectural character, panoramic views, and an outstanding cul-de-sac location come together to create a truly special property. This beautifully maintained 4-level split overlooks the Panorama Hills Golf Course and surrounding greenspace, offering peaceful, unobstructed views you'll enjoy every day. Step inside to discover soaring vaulted ceilings and a dramatic open loft that overlooks the spacious living and dining areas, creating an impressive sense of light and openness. The thoughtfully designed floor plan is ideal for both everyday living and entertaining, with seamless flow between the living room, dining area, and kitchen. The upper level serves as a private retreat, featuring a spacious primary bedroom with a walk-in closet and its own ensuite, a second bedroom with a walk-in closet, a full bathroom, and a versatile loft that's perfect for a home office, reading lounge, or flex space. The lower level is designed for relaxation and entertaining, showcasing a stunning fireplace that creates a warm and inviting gathering space. A third bedroom with a walk-in closet and an additional full bathroom make this level ideal for teenagers, guests, extended family, or a private home office. Step outside to the spacious patio and enjoy summer BBQs, morning coffee, or evening sunsets in your own backyard retreat. Lovingly cared for by its long-term owners, this home also offers an attached garage and a partially finished basement with additional space ready for your personal touch. All Poly-B plumbing professionally removed for added peace of mind. Located in Hidden Valley, one of northwest Calgary's most established family communities, you'll enjoy nearby parks, schools, pathways, shopping, transit, and convenient access to major roadways. Rarely does a home with this combination of character, layout, location, and

exceptional views become available. NOTE: Some Images Are Virtually Staged. It's Your Key to the Lifestyle You've Always Dreamed Of . . . Make it Yours!