



GRASSROOTS
REALTY GROUP

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91 Hidden Crescent NW
Calgary, Alberta

MLS # A2336261

\$489,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,088 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions:	Shed, Garage Shelves
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Welcome to this completely refreshed starter home. With new paint and trim throughout, this home is move-in ready. The large living room features laminate flooring and a large window with lovely west sunlight pouring in. The main floor half bath separates the main living area from the kitchen and dining room. The kitchen has ample counter space and a large corner pantry and overlooks the back yard. The spacious dining area has a door leading directly out to the large full-width deck. The yard is complete with a generous grass area, shed, and double detached garage. Upstairs this home has a large primary bedroom with a walk-in closet, 2 additional bedrooms, and a main bath to serve the family. The basement is almost complete (just needs a ceiling) with a large rec room featuring 2 windows and finished floors, plus a large utility, laundry, and storage room.