



GRASSROOTS
REALTY GROUP

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129 Hidden Spring Circle NW
Calgary, Alberta

MLS # A2344168

\$499,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,236 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Detached Home Under \$500,000 with Over \$46,000 in Recent Upgrades. This detached home in Hidden Valley backs directly onto a walking and biking path, with green space and no homes directly behind. It offers something hard to find at this price, a double attached garage, along with over 1,200 square feet above grade and quick access to Stoney Trail and Beddington Trail. The seller has invested more than \$46,000 in major improvements, including a new roof, partial siding and fascia updates, new sod, partial fencing replacement, new flooring throughout the main level and stairs, brand new kitchen appliances under warranty, a full main floor interior repaint, new sink and toilet in powder room, and the furnace and hot water tank were both replaced within the last six years. The big ticket items are done, so you can focus on making it your own. The main floor features living and dining areas, a kitchen, and a mudroom leading to the laundry and a half bath. Upstairs offers three bedrooms, a full bathroom, and a spacious bonus room, perfect as a family room, playroom, or home office. The unfinished basement is a blank canvas for a home gym, media room, or future development to suit your needs. Close to parks, schools, transit, and major routes, this is an excellent opportunity for a first time buyer or investor to get into a well established community. Book your showing today.