



GRASSROOTS
REALTY GROUP

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6 Hidden Valley Gardens NW Calgary, Alberta

MLS # A2344858



\$584,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Step into this inviting Hidden Valley gem with over 2100 developed sq. feet and NO Poly B. Recent improvements in the past few years include SHINGLES and SIDING, refreshed paint, water tank and brand NEW carpet in the basement and upper level. Packed with value, the welcoming main floor features a functional kitchen with stainless steel refrigerator and stove, pantry, cozy eating nook and an inviting living/dining area with a gas fireplace and wood mantle. A few steps off the main level is a discreet guest bath and the laundry room. Upstairs reveals two comfortable bedrooms with the Primary featuring French doors ensuite and walk-in closet. A 4 pc family bath plus a bright office/bonus area complete this level. The finished and permitted basement offers a third large bedroom, another full 4 pc bath and a generous 23 ft long family room- perfect for guests or teens. The attached double garage is 23.5' deep, insulated and drywalled. The fenced yard features a deck and perennial plantings for your enjoyment. Hidden Valley is loved for its parks, pathways, playgrounds, and three local schools, along with quick access to Stoney Trail, transit, shopping, and restaurants. Virtually staged photos have been provided to inspire decor possibilities. Please refer to un-staged photos for accurate representation. Call to view today.