



GRASSROOTS
REALTY GROUP

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79 Hidden Hills Way NW
Calgary, Alberta

MLS # A2345573

\$535,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

CHARMING 3 BDRM HOME | SUNNY WEST FACING BACKYARD | DETACHED DOUBLE GARAGE | PAVED BACK ALLEY | STEPS TO PARK | Welcome to this charming 2 storey, 3 bedroom home, NEWLY PAINTED THROUGHOUT, that is tucked away on a quiet street, just steps to a park with playground…and showcases a beautiful, sunny west facing backyard that is fully landscaped & complete with a double detached garage! The main level offers a spacious & bright floor plan that features an open living & dining area, kitchen with corner pantry plus a breakfast nook that opens to the large, west facing deck! Upstairs is host to 3 bedrooms…the Master bedroom is generous in size & has a 2pc bath with an abundance of natural morning sunlight! The basement, partially developed with framing, and ready for your personal and creative touch (flooring for basement is included as well as 3 interior doors). You’ll enjoy the large west facing backyard…fully fenced & landscaped with deck, mature trees, shrubs, flowers & garden beds plus detached double garage with a paved back alley!!! Conveniently located with easy access! PLUS: Recent updates include Poly-B professionally removed, new shingles, siding & rainwear in 2025, new triple-pane windows in 2023 and newer induction range, washer & dryer!!