



GRASSROOTS
REALTY GROUP

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36 Hidden Hills Road NW
Calgary, Alberta

MLS # A2215622



\$625,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,045 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: TV Wall Mount, Shed

This charismatic 4-level split offers 1,948 square feet of lovingly maintained living space with an air-conditioned floor plan and flexible spaces for families ready to create lasting memories. With 4 bedrooms, 2 full bathrooms, and light-filled living areas, this home is ideal for young families, first-time buyers, empty nesters, and savvy investors seeking both lifestyle and long-term value. The moment you arrive; you'll be captivated by the impressive curb appeal. Striking rooflines add architectural charm and dimension, while wide upgraded sidewalks and meticulous landscaping create a warm, welcoming first impression. This is a home that proudly stands out in the neighbourhood. At the heart of the home is the custom kitchen, where culinary creativity meets family connection. Professionally designed and installed cabinetry with solid birch uppers and spice drawers, durable tile flooring, elegant countertops, and a premium stainless steel appliance package, this kitchen blends elegance with everyday function. Whether preparing casual weekday meals or hosting festive gatherings, this space is designed inspire. Adjacent to the kitchen, the spacious dining room is perfect for family dinners or entertaining friends. The front living room, accented with rich hardwood flooring, provides a cozy space to relax, read, or catch up with guests. Upstairs, you'll find 3 generously sized bedrooms, including a tranquil primary retreat. Additional bedrooms offer flexibility for children, a nursery, home office, or guest accommodation. The newly renovated and refreshed 4-pc bathroom combines style & convenience, perfectly supporting busy family mornings or relaxing evening routines. The walkout lower level is an entertainment haven. Whether hosting movie marathons, setting up a games area, or creating a vibrant play zone, this space adapts to your family's

lifestyle. Step directly into the fully landscaped, fenced backyard, where outdoor living takes centre stage. Enjoy morning coffee or evening relaxation on the deck under the lit pergola, enhanced with privacy screens for a cozy, secluded atmosphere. Watch the kids splash and play in the seasonal swimming pool or gather with friends for weekend barbecues and take in the peaceful surroundings. This is where laughter and family memories are made. The lowest level features a 4th bedroom, ideal for older children, guests, or extended family, plus a flex room ready to become your dream gym, hobby studio, or quiet workspace. Enjoy fresh new paint & thoughtful upgrades throughout that enhance both beauty & functionality. Living in Hidden Valley means more than just a home - it's a lifestyle. Walk the scenic ravines, bike the winding paths, and watch your kids grow in a vibrant, family-friendly community. Walking distance to top rated schools, and commuters enjoy effortless access to transit, major roads, and city amenities. On weekends, escape to the mountains for adventure or relax in the peaceful green spaces just outside your door.