



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**135 Hidden Green NW
Calgary, Alberta**

MLS # A2223677



\$585,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting		

Inclusions: Mats at front and back door, shed in backyard, smart thermostat, shelves above washing machine and dryer, metal shelves across from washer and dryer, freestanding black shelves in laundry room (x2), all floating wooden shelves attached to the walls in living room, stair way to basement, and upstairs bedrooms, wooden garage shelving attached to wall.

Welcome home to this charming 3 bedroom, 2.5 Bathroom home with over 2000sq.ft. of fully developed living space located in the highly desirable and family friendly community of Hidden Valley. Tired of fighting for parking or struggling to host guests? Enjoy the rare benefit of no front neighbours and ample on street parking, with direct ravine access and Hidden Valley's extensive pathway system right outside your front door. The front yard is landscaped with mature trees framing the property nicely, offering shade and seasonal appeal. This home blends curb appeal with its unique octagon window and deep green shutters and front door, with a meticulously maintained interior and functional, well-laid-out floor plan. Step inside to new vinyl plank flooring, updated lighting, built in A/C, and a smart thermostat for year-round comfort and efficiency. The spacious living and sitting room welcomes natural light through a large front bay window overlooking the ravine that leads down to an off-leash dog park. The kitchen offers functionality, a pantry, newer fridge and dishwasher (2019), and flows into the bright dining area with new sliding doors that open to your expansive West-facing backyard. Perfect for entertaining, the backyard features two large decks, the upper with built-in seating, gas BBQ hookup, and space for your own hot tub or patio set. There's still plenty of green space, plus a large garden box with low-maintenance, dog friendly perennials and a convenient storage shed. The double detached garage is insulated and set up for a propane heater with a new garage door (2019), providing extra warmth and functionality year round. Downstairs enjoy your media room already wired, painted and set up for those cozy movie nights. The large space directly behind could be easily converted to add a 4th Bedroom or home gym. A newly updated sink is

located just outside the shared laundry room and furnace area for added convenience. Upstairs, you'll find three generously sized bedrooms and a beautifully renovated 4-piece bathroom (2023) with aesthetically pleasing finishes. The spacious primary suite includes a large closet, a brand new window (2025), and a 3-piece ensuite. Additional upgrades include: windows resealed in (2019), new furnace (2020), hot water tank (2016), and roof (2013). Enjoy quick access to excellent public and Catholic Schools including Hidden Valley School (K-3), Valley Creek School (4-9), and St.Elizabeth Seton. The community is rich in green spaces, walking trails, and playgrounds, perfect for active lifestyles and outdoor fun. You're just minutes from Creekside Shopping Centre, Beacon Hill, and Country Hills, with convenient access to Stoney Trail, Beddington Trail, Deerfoot Trail, and public transit. Don't miss your chance to join this quiet, welcoming neighbourhood with amazing neighbours and a strong sense of community. Book your private showing today and become the lucky new owners of 135 Hidden Green :)