

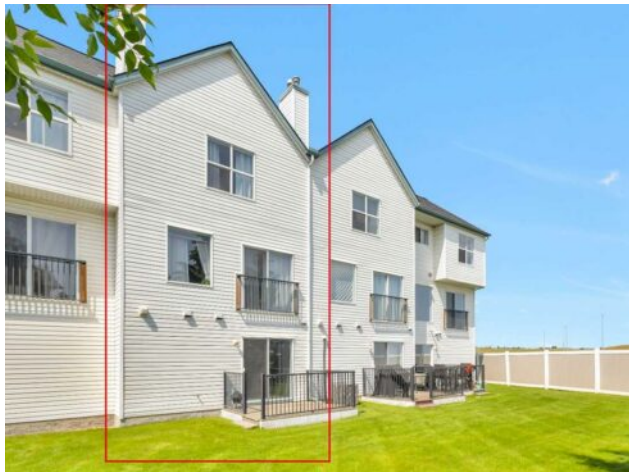


**GRASSROOTS**  
REALTY GROUP

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**3, 200 Hidden Hills Terrace NW  
Calgary, Alberta**

**MLS # A2228753**



**\$385,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d33
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

**OVER \$15K IN UPGRADES | BACKS ONTO GREEN SPACE | ATTACHED GARAGE** Welcome to this beautifully updated 2-bedroom, 1.5-bath townhouse, tucked away in a quiet, well-maintained complex. This move-in-ready home combines modern comfort with thoughtful renovations and a peaceful setting—perfect for buyers seeking style and tranquility. **NEW FIXTURE LIGHTING** in the kitchen, dining area, living room, and hallway for a warm, modern ambiance. **NEW UPGRADED FLOORING** throughout the second floor and in the top floor bathroom, enhancing durability and aesthetics. Modern Kitchen Renovation featuring: A **NEW KITCHEN ISLAND** for added prep space and seating. **REPLACED** kitchen tiles and a **REFINISHED** cabinetry set that brings fresh life to the space. Living Room Enhancements include a cozy gas fireplace with a newly installed fireplace surround and mantle—perfect for relaxing evenings. Bathroom Upgrades: **NEW VANITY TOP** with sink and a stylish **NEW** mirror and a **BRAND NEW** toilet. Directly accessible from the single attached garage, the main level features a spacious bonus room—perfect for a family room, gym, or home office—with access to a private deck, landscaped green space, and a convenient half bath. Upstairs, the open-concept main level is bright and spacious, showcasing contemporary finishes throughout. The inviting living room features a stylish gas fireplace, while the sleek, modern kitchen is thoughtfully updated for both functionality and aesthetics. Durable laminate flooring enhances the space, offering a practical and low-maintenance lifestyle. The top floor boasts: A spacious primary bedroom with dual closets. A large second bedroom featuring a walk-in closet and direct access to the main bathroom. Laundry area with a high-efficiency washer and dryer (Installed new washer/dryer).

plumbing), plus a roomy linen closet. Located just steps from a tot lot and green space, and only minutes to Stoney Trail and Shaganappi Trail, this upgraded home offers the perfect blend of location, lifestyle, and value. Don't miss your opportunity to own in the sought-after Hidden Valley community! Schedule your private showing today and Welcome Home!