



**GRASSROOTS**  
REALTY GROUP

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**52 Hidden Spring Close NW**  
**Calgary, Alberta**

**MLS # A2238791**



**\$699,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** NA

Welcome to this beautifully maintained two-storey home, nestled on a quiet street in the highly sought-after community of Hidden Valley. With over 2,000 sq. ft. of total living space, this property offers the ideal combination of comfort, functionality, and pride of ownership. Step inside to a spacious foyer that opens into a bright and inviting living room featuring a cozy gas fireplace. The main level also includes a formal dining area with direct access to your private deck—perfect for relaxing or entertaining—as well as a classic kitchen with a walk-in pantry and a convenient 2-piece bath. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with its own 3-piece ensuite. A full 4-piece bathroom completes the upper level. The fully finished walkout basement offers a large rec room, laundry area, ample storage, and access to the backyard with a covered patio beneath the deck—ideal for enjoying summer evenings. Outside, you’ll love the great curb appeal, brand-new concrete driveway, and double attached insulated garage. This is a rare opportunity to own a walkout home in a family-friendly neighbourhood, close to schools, parks, transit, and amenities. Don’t miss your chance to call Hidden Valley home!