



**GRASSROOTS**  
REALTY GROUP

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**107 Hidden Valley Park NW  
Calgary, Alberta**

**MLS # A2239674**



**\$635,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<b>Heating:</b>	Baseboard, Combination, 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, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Basement Fridge, Hotplate, Trampoline, Kids play center, Shed

Welcome to this spacious 3-bedroom 3-bathroom (upstairs) 2 story home, fully developed with a 1-bedroom 1-bathroom LOWER-LEVEL WALKOUT BASEMENT SUITE (ILLEGAL)! Notable upgrades include a new furnace 2019, new water tank 2022, new windows 2020, all new flooring 2020, ceiling insulation topped up 2021, rebuilt deck 2020, and some newer appliances as well. Large foyer at entry with an open main living space and updated kitchen. Large freshly painted deck off the back overlooking the yard with no neighbors behind and a pleasant view. This floor has its own laundry for convenience and 2-piece bath. Heading upstairs is a generous sized bonus room with a gas fireplace. 2 spacious bedrooms with a shared 4-piece bath. The primary bedroom is quite large with ample room in the walk-in closet and a full ensuite. Downstairs is a fully separate self-contained 680 sqft illegal suite with private entry, a very large bedroom, laundry, 4-piece bath and lots of storage. The open main living area has a nice corner kitchen with still plenty of space to relax. Spacious 2 car garage with overhead storage and built in shelving. Plenty of parking directly across the street. Great Community close to public transit, schools, shopping, walking and biking paths, and close to Stony Trail for easy access throughout the city. Book your showing today!