



GRASSROOTS
REALTY GROUP

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

MLS # A2239674



\$650,000

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

Heating:	Baseboard, Combination, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!