



GRASSROOTS
REALTY GROUP

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**73 Hidden Spring Green NW
Calgary, Alberta**

MLS # A2251478



\$549,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N / A

OPEN HOUSE Saturday & Sunday SEP 6/7 (2 - 4 PM) This beautiful Hidden Valley home offers 1,370 sq. ft. of well-designed living space and excellent curb appeal. Situated on a quiet street, it features a bright, open layout with plenty of natural light. The living/dining area boasts bay windows, while the eat-in kitchen offers ample cabinetry, a pantry, and a matching island. Upstairs, you'll find 3 spacious bedrooms and 2.5 bathrooms, including a primary suite with a jetted tub. The home has been freshly painted and upgraded with halogen track lighting, blinds, and refinished hardwood floors. Step outside to a professionally landscaped, low-maintenance yard with mature trees, shrubs, and perennials. A large, private two-tiered west-facing deck is perfect for relaxing or entertaining. The property also includes a 22' x 22' double detached garage, insulated and drywalled. The unfinished basement provides endless opportunities for future development. Families will appreciate the location—just one block from both public and separate K-9 schools. Conveniently close to shopping, transit, amenities. Few minutes to Stoney & Deerfoot Trail, Airport and Cross Iron Mills. Don't miss out—call your favorite realtor today!