



GRASSROOTS
REALTY GROUP

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179 Hidden Spring Close NW
Calgary, Alberta

MLS # A2252692



\$719,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hidden Valley | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,590 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, See Remarks | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home | | |

Inclusions: Shed and sandbox

****OPEN HOUSE SATURDAY AUG 30th 1030AM – 230PM**** Welcome to your dream home in Hidden Valley, a RARE 3+1 BEDROOM WALKOUT gem just steps from three highly regarded schools and offering quick access to Beddington Trail and Stoney Trail. This stunning, fully developed two-storey home has been recently updated (2025) including a NEW GARAGE DOOR, NEW EAVESTROUGHS, NEW SHINGLES, NEW DOORS, NEW WINDOW, 30% OF SIDING REPLACED. and freshly painted woodwork, ensuring peace of mind for years to come. The current owners added numerous upgrades during their time of ownership, including a fully renovated kitchen (2023), air conditioning (2023), and triple-pane windows in the kids's rooms (2023), new carpet in the basement and stairs (2022) ensuring both style and comfort. With a new hot water heater (2018), modern LVP flooring and updated trim throughout the home (2019), custom-built raised garden (2020), and enhanced attic insulation (2021), this home is designed to meet the needs of today's busy family. Absolutely move-in-ready and exceptionally well-cared-for. The main floor boasts a bright, spacious layout with a formal dining room that floods with natural light, a chef-inspired kitchen featuring new quartz countertops with a large peninsula, and a cozy living room with a beautiful gas fireplace. You'll also find a convenient main-floor laundry room and a 2-piece bathroom. Upstairs, enjoy stunning hardwood floors throughout, with a primary suite offering dual closets and a 3-piece ensuite, along with two additional spacious bedrooms and an updated 4-piece bathroom. The bright loft area adds versatility, making it perfect for a home office or playroom. The walkout basement is ideal for relaxation and entertainment, with a large family room, another gas fireplace, and a fourth

bedroom with a walk-in closet and 4-piece ensuite. Walk out to the private cement patio and take in the tranquil backyard views, or relax on the recently re-stained deck and fence. With a fully finished basement, convenient walkout access, and an AMAZING backyard that is, oversized, functionally sloped, and elevated above the back neighbours that's perfect for relaxation and play, this home offers the best of both comfort and functionality. Hidden Valley is a family-friendly community known for its quiet streets, scenic beauty, and close proximity to parks, schools, and all major amenities. Don't miss your chance to view this exceptional home — book your showing today!