



**GRASSROOTS**  
REALTY GROUP

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28, 200 Hidden Hills Terrace NW  
Calgary, Alberta

MLS # A2253791



**\$419,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                                                             |               |                   |
| <b>Type:</b>     | Residential/Other                                                         |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                        |               |                   |
| <b>Size:</b>     | 1,667 sq.ft.                                                              | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Other, Priv |               |                   |

|                    |                                                                           |                   |          |
|--------------------|---------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum                                                          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | \$ 438   |
| <b>Basement:</b>   | None                                                                      | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                  | <b>Zoning:</b>    | M-C1 d33 |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Laminate Counters, See Remarks, Storage |                   |          |

**Inclusions:** N/A

This is easily one of the best homes in the complex! Tucked away in the front corner, this rare end unit has only one neighbour and backs directly onto a nature reserve and walking paths. The main floor features a bright and open layout with a spacious kitchen offering shaker-style cabinets, a breakfast bar, and plenty of counter and storage space. A handy built-in storage unit separates the kitchen from the dining and living areas. The dining room is perfect for family meals, while the living room is warm and welcoming with plush carpet, large windows, and a cozy gas fireplace with mantle. Upstairs, you'll find 3 good-sized bedrooms, including a primary suite with its own 4-piece ensuite. There's also a full 4-piece bathroom and convenient laundry room on this level. The lower level offers a flexible space that works well as a home office, playroom, or extra living area, with access to both the attached garage and the backyard patio. Located within walking distance to schools, transit, and Hidden Valley's many parks and bike paths, plus easy access to shopping, dining, and major roadways. A fantastic family-friendly home in a location that truly has it all!