



**GRASSROOTS**  
REALTY GROUP

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**136 Hidden Hills Place NW**  
**Calgary, Alberta**

**MLS # A2254357**



**\$521,888**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, See Remarks		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Charming, open, and sunny, this 4-level split in Hidden Valley offers 1,643 finished sq. ft. across three levels, plus a walkout third level. Nestled on a quiet cul-de-sac, the home features a west-facing living room with hardwood floors and a kitchen with warm maple cabinetry, an island, corner pantry, dining area, and gas range. Upstairs, you'll find a primary bedroom with a 2-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The third level expands your living space with a versatile rec room, complete with a newer gas fireplace (2022) and direct walk-out access to the backyard. The fourth level provides excellent storage and potential for future development. Recent updates include new shingles (2021). Aerial photos highlight the landscaped lot with lane access and nearby pathways. Hidden Valley is a family-friendly community offering parks, schools, shopping, and quick access to both Shaganappi Trail and Stoney Trail.