



GRASSROOTS
REALTY GROUP

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120 Hidden Ranch Hill NW
Calgary, Alberta

MLS # A2256385



\$628,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,411 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Pantry		

Inclusions: n/a

Fully finished 2 story home with a double detached garage in Hidden Valley. You are welcome by large living room with a gas fireplace. Walking past the stairs and the half bath, a large kitchen with a large eating nook overlooking the backyard. Upstairs is two large full bathrooms, with three bedrooms including the master. Ample natural light. The finished basement comes with a large rec room. It is located on a quiet neighbour oriented street in the desirable community of Hidden Valley. Walking distance for K-G9 for Catholic, Public or a French Immersion, downtown is driving distance of 16 mins, easy access to main roads such as Stoney Tr., Deerfoot and so many more.