



GRASSROOTS
REALTY GROUP

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**148 Hidden Valley Place NW
Calgary, Alberta**

MLS # A2256820



\$922,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,474 sq.ft.	Age:	1990 (35 yrs old)
Beds:	7	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	2 garage remotes, TV in living room, Garden shed		

OPEN HOUSE SUNDAY, Sept. 14. 1-3pm. Big family? Multigenerational living? Cost sharing living? Or you just like lots of space? This house has it all! Located on a quiet cul de sac this GORGEOUS, SPACIOUS home is perfect for all of the above(full bath & bdrm/den on the main floor). With a total of 7 Bdrms & 4 full baths there is lots of room for your family or use the illegal 3 bdrm suite in the walkout bsmt for cost shared living. Vaulted ceilings welcome you into this lovely, clean home. A front living room with large arched windows is bright & welcoming! The formal dining room is great for entertaining & large family gatherings. The kitchen is a delight with granite counter tops, gas stove, massive side x side fridge/freezer, tons of cabinets and dining nook for your casual meals. A custom stone fireplace surrounded with handy built-ins in the adjacent family room adds to the cozy, family feeling - the perfect place to hang out. Upstairs, French doors open into your huge Primary Retreat with a walk-in closet and a 5 piece spa-like ensuite - double sinks for your convenience, luxuriate in the soaker tub or enjoy the oversized shower. The separate water closet is a nice privacy touch. The lower level has a self contained 3 bdrm, 1 bath and separate laundry living area. Walkout from your lower level to the concrete patio and basketball hoop for more entertaining enjoyment. Enjoy fresh apples from your own trees! The driveway has room for 3 cars with more parking in the cul de sac. Great location close to schools, shopping, parks and quick access to the airport.