



GRASSROOTS
REALTY GROUP

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110 Hidden Hills Road NW
Calgary, Alberta

MLS # A2258925



\$569,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,025 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Sewer Connected, Water Con
Features:	No Animal Home, No Smoking Home		

Inclusions: TV Mount in Living room

Just Like buying a new home. Totally renovated for you to just move in. New kitchen cabinets, Quartz counter tops, New Appliances, All New flooring throughout, New baseboards and trim, New Bathroom fixtures, This home is freshly painted in modern colours, extra include new shingles 2022, new deck 2022, all poly B plumbing replaced in 2024, New double detached garage that is heated and insulated with a 220 outlet for EV cars. Beautifully landscaped West facing backyard with sprinkler system. Great location close to schools and shopping.