



GRASSROOTS
REALTY GROUP

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16 Hidden Valley Gardens NW Calgary, Alberta

MLS # A2259744



\$734,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount in Primary, TV Mount in Bonus Room, TV Floating Stand in Bonus Room Storage Shed, Fridge in Basement, All Shelving in Garage, Hot Tub (as-is)

Tucked away in a quiet cul-de-sac in the desirable community of Hidden Valley, this heavily upgraded 1870+ square foot detached home is a rare find. Situated on an extra-large pie-shaped lot, this property combines elegance, space, and a fantastic location for the perfect family home. Step inside to discover a warm and charming main floor with modern finishes, gleaming hardwood floors, and large windows that flood the home with natural light. The chef-inspired kitchen features granite countertops, stainless steel appliances, a central island, and ample cabinetry, seamlessly connecting to the dining area and living room with a cozy gas fireplace—perfect for entertaining or family nights in. The mudroom also serves as the laundry room and the wainscoting gives this space an elegant feel. The 2pc bathroom can be found just beside this room. Upstairs, the primary retreat offers a walk-in closet and a luxurious newly renovated en-suite with a soaker tub, and a separate tiled walk-in shower. Two additional spacious bedrooms, a full bathroom, and a bright and spacious bonus room provide plenty of room for the whole family. An open and cozy workspace gives you flexibility to work from home, hobbies, or a place for your children to do their homework. Descending to the fully finished basement, this floor expands your living space with a large recreation area, an additional bedroom with brand new carpet along with an open office/nook. You will find plenty of room for storage in two rooms as well as a bathroom rough-in. Outside, the extra-large pie lot sets this home apart. Mature trees create privacy and even drop you apples in the fall! There’s plenty of room for kids to play, plant the garden of your dreams, or create those memorable nights sitting around the firepit with your friends after a summer BBQ. The large 3-tier deck will give you plenty of space to set

up your dream oasis and relax in the hot tub. The powered shed in the back can aid you with all of your backyard visions. The location in a peaceful cul-de-sac provides privacy, and there is always parking available around the central greenspace. With quick access to Stoney Trail, and walking distance to 3 schools, this Hidden Valley gem truly has it all. With updated plumbing, newer roof, air conditioning, upgraded lighting and fresh paint throughout, this home is ready for you. Don't miss your chance to call this stunning property home—book your private showing today!