



**GRASSROOTS**  
REALTY GROUP

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**38, 200 Hidden Hills Terrace NW**  
**Calgary, Alberta**

**MLS # A2260213**



**\$455,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d33
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** Cabinets in downstairs bedroom

Stunning, Upgraded 4-Bedroom Townhome Backing Onto Green Space! Welcome to this beautifully updated and fully developed townhome located in the desirable community of Hidden Valley. This impressive property backs directly onto a peaceful green space with access to scenic walking paths and a nearby park, offering the perfect blend of privacy and outdoor living. Inside, you'll find a bright and welcoming entryway that opens into a spacious, open-concept main floor. The layout begins with a generous dining area, ideal for family gatherings or entertaining guests, and flows seamlessly into a modern kitchen complete with a central eating island, elegant white cabinetry, updated stainless steel appliances, and sleek undermount lighting. The south-facing living room is filled with natural light and features a cozy fireplace with a classic mantel as its focal point. Just off the living area is a stylish and convenient two-piece powder room. Step outside to enjoy the private, covered south-facing deck, where you can relax or entertain while taking in the views of the green space that leads directly to walking paths and a community park. Upstairs, the home offers three large bedrooms. The expansive primary suite overlooks the tranquil green space and includes a walk-in closet and a beautifully renovated four-piece ensuite bathroom. The two additional bedrooms are generously sized, one of which features bright corner windows, and both are served by another well-appointed four-piece bathroom. A central laundry area with built-in shelving adds to the practicality of the upper floor. The fully finished basement offers a thoughtfully designed illegal suite with a spacious living room, kitchenette, and a large bedroom complete with its own private three-piece ensuite. This lower-level illegal suite has private access through the insulated garage, making it ideal for extended family or

potential rental income. Additional features include an extra-long driveway with parking for two vehicles, and numerous recent upgrades throughout the home, including new flooring, lighting fixtures, roof, vanities, toilets, and more. Located in the family-friendly community of Hidden Valley, this home is close to multiple school options and offers quick and easy access to Stoney Trail and other major transportation routes. Don't miss this opportunity to own a truly exceptional home in a prime location—call today to schedule your private tour!