



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2262356



\$665,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,748 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Welcome to this spacious 4-bedroom, 3-bathroom home offering over 1,700 sq ft of living space plus a partially finished basement , perfect for a growing family. Step inside to find a bright, open layout featuring gleaming hardwood floors, a generous living area, and a functional kitchen designed for everyday living and entertaining. The oversized double attached garage provides plenty of room for vehicles, storage, or a workshop. This home is loaded with recent upgrades for peace of mind, including a new hot water tank (2024) and furnace (2024), air conditioning, plus a new roof, siding, and eaves. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, offering comfort and flexibility for the entire family. The lower floor includes a 4th bedroom and 3rd full bathroom. The partially finished basement adds even more potential, whether you're looking for a home gym, rec room, or extra storage. Tucked away in a quiet cul-de-sac location , this home combines privacy with convenience, close to schools, parks, shopping, and amenities. 4 Bedrooms? 3 Full Bathrooms? Oversized Double Garage? Hardwood Floors? Recent Major Updates (Roof, Siding, HVAC, HWT, A/C) This property checks all the boxes, space, style, and updates already done for you. Don't miss your chance to call this gem your home!