



GRASSROOTS
REALTY GROUP

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177 Hidden Vale Close NW
Calgary, Alberta

MLS # A2262539



\$720,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Garage Faces Side, Single Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: hot tub, attached garage shelving on SE wall

Pride of ownership is apparent in this beautifully cared-for Stepper-built home, offered by its original owner and tucked away on a quiet street in the most mature and accessible part of Hidden Valley. This charming property combines comfort, function, and thoughtful upgrades with a warm, inviting feel. Step inside to discover vaulted ceilings that fill the main floor with light and a sense of space. A well sized foyer invites you inside into the living room which also could accompany a formal dining area, if need be. The kitchen is a great place for family and friends to gather, with nice cabinetry complimented by a stainless steel appliance package and island looking into the informal dining area. Located away from the primary area you'll find two bedrooms and two full bathrooms, including a generous primary suite with a double-sink ensuite, deep soaker tub, and separate shower. On site finished hardwood flows throughout most of the main floor. - no carpeting in this home (Hardwood, LPV and tile throughout) The fully developed lower level expands your living space with a large family room, games area, office, third bedroom, and full bathroom—perfect for family gatherings, guests, or quiet relaxation. Outdoor living is just as inviting. The gorgeous, private treed yard offers a serene retreat with a maintenance-free patio and vinyl fencing, adding privacy There's plenty of parking and storage with a double attached garage plus a single detached garage (with power and door opener)—ideal for hobbyists or extra vehicles. Additional notable features include air conditioning, triple-pane Polar Rayomax windows, a wood-burning fireplace with gas lighter, built-in vacuum system, and newer furnace (2021). The hot tub is also included for year-round enjoyment. Located on a corner lot with no sidewalks to shovel, this home is easily accessible from 14th Street

and Country Hills Boulevard, close to community schools, parks, and pathways.