



GRASSROOTS
REALTY GROUP

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30 Hidden Circle NW
Calgary, Alberta

MLS # A2262844



\$749,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement: Washer & Dryer, Electric Stove, Fridge

Welcome to this beautifully updated home, just steps from a scenic walking path leading to a peaceful pond. Offering 3 Bedrooms, 2.5 Baths, with 1,800 sq. ft. above grade, plus a 2-Bedroom, 2-Bath Legal Basement Suite, this home provides space for family living and rental or extended family income potential. Step inside to a south-facing, sunny main level with vaulted ceilings in the Living and Formal Dining Rooms, a feature wall, and upgraded light fixtures. The Family Room features a Gas Fireplace with tile surround and built-in Bookcases. The spacious Kitchen boasts a center island with brand-new quartz countertops, corner pantry, and a skylight that brightens the Kitchen, creating an airy and inviting space perfect for cooking and entertaining, plus access to the Deck with gas hookup, overlooking a large Backyard. On the upper level, retreat to the Primary Bedroom with a generous Walk-In Closet and stylish 3-Piece Ensuite. Two additional Bedrooms share a 4-Piece Bathroom to complete this level. The fully developed Legal Basement Suite with separate entrance features 2 Bedrooms, 2 full Bathrooms, in-suite stacked Laundry, and a contemporary open-concept Kitchen, Dining, and Living area—ideal for rental income or extended family. Additional upgrades include Luxury Vinyl Plank Flooring throughout the entire house, insulated floor/ceiling for soundproofing, new Egress Windows, and new Roof, Fascias, and Gutters. All Bathrooms have been fully renovated with contemporary finishes. Located in Hidden Valley, this home is close to Saint Elizabeth Seton K-9, Hidden Valley School K-4 (Public English & Early French Immersion), and just minutes from Creekside amenities, SPLITSVILLE, and GoodLife Fitness. Quick access to Country Hills Blvd, Beddington Trail, 14 St, Stoney & Deerfoot Trails makes commuting a breeze. This move-in ready

home blends modern upgrades, smart design, and income potential.