



GRASSROOTS
REALTY GROUP

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17 Hidden Close NW
Calgary, Alberta

MLS # A2264922



\$674,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Sloped D		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: Play equipment in backyard. Bookcase in bonus room, built in mudroom bench, TV mounts, and outdoor shed at side of home.

OPEN HOUSE - SUNDAY OCTOBER 26 - 12pm-3pm This immaculate, fully developed two-story home is nestled on a quiet close just steps from a legal off-leash dog park and a spacious kids's playground, ideal for families and pet lovers alike! The highly sought after community of Hidden Valley offers access to both public and catholic school systems and endless updated parks and pathway systems. Step inside to a generous front entry that opens into a bright, airy floor plan. At the back of the home, enjoy a cozy living room with a fireplace, a beautifully updated kitchen with modern appliances, and a large island overlooking the dining area. Through the glass patio doors, you'll find a sunny, private west facing backyard, perfect for relaxing evenings on the deck. The main floor also features an updated half bath and a stylish mudroom with built-in bench seating, conveniently located off the double attached front garage. Upstairs, a naturally bright bonus room at the front of the home offers the perfect space for movie nights or a kids's play area. Toward the back, you'll find two comfortable bedrooms, a full bathroom, and a spacious primary suite complete with a walk-in closet and a full ensuite. The fully finished basement includes a versatile den/work area, gym space and another bedroom. The utility room is not developed but there is space for another bathroom including the rough-in. Recent updates include all new windows (2023), central air conditioning (2023), and a newly built section of fence and gate (2025). The main floor also retains hookups for a washer and dryer conveniently located behind the custom mudroom bench, should wish to relocate the laundry back to the main floor. Call your Realtor today to book a private tour this home won't last long!

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