

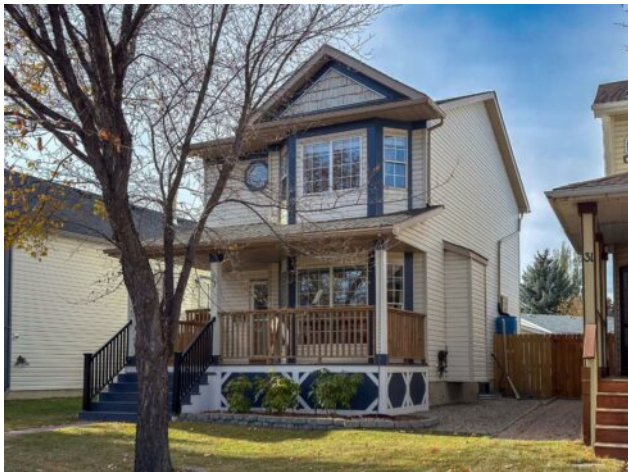


GRASSROOTS
REALTY GROUP

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**27 Hidden Valley Link NW
Calgary, Alberta**

MLS # A2265833



\$539,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

This is the home you've been waiting for! Home has been lovingly lived in and cared for, but it's time for new owners. Many recent upgrades to the home, but still has room for you to put your own finishing touches on. From the new trex decking on the front covered porch, new metal and wood handrails/railing and freshly painted smart board trim, it's the first thing you notice as you step into the home. Open floorplan with tons of natural light throughout, little upgrades abound, nicely appointed with built-ins, custom pantry, newer stainless steel appliances. The second floor gives you a large master bedroom with 3 pc en-suite, a second 4 pc bath and 2 amply scaled secondary bedrooms with recent built ins in both closets. The basement is mostly unfinished and is waiting for your ideas to finish it off. Sitting on a nice lot with a large west facing back yard. Double detached garage and plenty of on street parking gives you lots of room for guests and friends to park. Close to parks, schools and easy access to Beddington Trail, what more could you want? Call your favourite Realtor to book your own private showing before it's gone!