



GRASSROOTS
REALTY GROUP

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92 Hidden Spring Place NW
Calgary, Alberta

MLS # A2265988



\$572,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Walk-In Closet(s)		

Inclusions: All Window Coverings

Beautifully Updated Family Home on a Quiet Cul-de-Sac – Minutes from Schools, Parks & Transit Welcome to this charming and thoughtfully upgraded 3-bedroom, 2.5-bath home tucked onto a peaceful cul-de-sac in one of Calgary’s most convenient northwest communities. Just minutes from schools, parks, transit, and shopping, it offers the perfect blend of comfort, character, and everyday functionality. A welcoming southwest-facing front veranda sets the tone before you step inside to a bright front dining room, ideal for hosting holiday dinners or casual family meals. From here, the layout flows into a well-designed kitchen built for both style and function, featuring maple cabinetry with pull-out storage and dual lazy Susans. Stainless steel appliances, including a dishwasher replaced just last year, make cooking and entertaining a breeze, while abundant counter space and thoughtful storage design add everyday convenience. Just off the kitchen, a cozy living room anchored by a brick-tiled gas fireplace is an inviting space to relax and gather. The main floor features new flooring and a custom-built mudroom for added storage. Upstairs, all carpeting has been replaced, and you’ll find two comfortable bedrooms and a main bathroom, along with a spacious primary suite complete with a walk-in closet and refreshed ensuite featuring heated tile floors. The upstairs bathrooms have been updated, adding a fresh, timeless look. The unfinished basement is ready for your future plans, and laundry is located on this level. Outside, a landscaped and fenced backyard provides room to garden, play, or unwind, with a park just steps away. A double detached garage with paved lane access completes the package. With quick access to Stoney Trail (3 minutes) and all amenities close by, this move-in-ready home checks all the boxes. Book your showing today!

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