



GRASSROOTS
REALTY GROUP

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215 Hidden Vale Place NW
Calgary, Alberta

MLS # A2266718



\$615,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,180 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to this inviting and meticulously maintained home featuring three spacious bedrooms upstairs, including a renovated 4-piece main bath and a luxurious 5-piece en suite in the primary suite, with 1747 sqft of finished area on three levels. The open-concept main level boasts vaulted ceilings and a large bay window that fills the space with natural light while overlooking the front yard. The kitchen offers plenty of cupboard space, a functional layout, and easy access to the back deck—perfect for family gatherings and summer barbecues. Downstairs, you’ll find a large rec room, a fourth bedroom, and a combined half bath/laundry room, with a fully finished lower level offering a versatile flex room ideal for a home office, gym, or playroom. This home is move-in ready and totaling over 1700 sqft of developed living area, with extra storage and a flexible room to boot! With newer windows, roof, and central A/C, ensuring comfort and peace of mind for years to come. Nestled on a quiet cul-de-sac, you’ll enjoy the convenience of being close to schools, parks, and shopping—a perfect setting for families. Don’t miss your chance to make this wonderful property your next home, call today for your own private showing!