



GRASSROOTS
REALTY GROUP

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28 Hidden Park NW
Calgary, Alberta

MLS # A2268209



\$650,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this bright and inviting two-storey home perfectly situated on a quiet street in the family-friendly community of Hidden Valley. Sitting on a massive pie-shaped lot that backs onto a walking path and green space, this property combines comfort, functionality, and outdoor living in one exceptional package. Step inside to discover an open and welcoming layout filled with natural light. The main floor features high ceilings and expansive windows that create a warm and airy atmosphere from the moment you enter. The front living and dining areas flow effortlessly into the heart of the home a thoughtfully designed kitchen with timeless white cabinetry, stainless steel appliances, a corner pantry, and a spacious peninsula with seating that's perfect for casual meals or entertaining. Just beyond, the sunny breakfast nook opens to a large upper deck, offering a perfect spot for morning coffee or summer BBQs while overlooking the beautifully treed yard. The adjacent family room invites relaxation with its cozy gas fireplace framed by custom built-ins, creating an ideal space for quiet evenings or gathering with loved ones. Completing the main level is a convenient powder room, laundry area, and direct access to the double attached garage. Upstairs, the home continues to impress with a bright open-to-below bonus room a flexible space that can serve as a home office, reading nook, or play zone for the kids. The spacious primary suite offers a peaceful retreat with large south-facing windows, a generous walk-in closet, and a four-piece ensuite complete with a soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of room for family or guests. The fully developed basement expands the living space with a large recreation area featuring a second fireplace, built-in shelving, and a wet bar a perfect

setting for movie nights or weekend entertaining. The incredible pie-shaped lot offers an abundance of fully fenced outdoor space. Whether you envision a garden, a play area, or simply a peaceful place to unwind, this backyard provides endless possibilities for outdoor enjoyment and privacy. Hidden Valley is one of Northwest Calgary's most cherished communities, known for its welcoming atmosphere, nearby schools, playgrounds, and scenic pathways. With easy access to Stoney Trail, Country Hills Boulevard, and a variety of amenities, it's a neighbourhood that offers the perfect blend of convenience and connection a wonderful place to call home. Don't miss your chance to see this one today.