



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Hidden Valley Manor NW Calgary, Alberta

MLS # A2269849



\$625,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Sheds

Welcome to this beautifully maintained single-family home situated in a friendly community with excellent schools nearby. Designed for comfort and convenience, the property boasts a SPACIOUS primary bedroom, a LOW-MAINTENANCE backyard and a prime location close to schools within the community, making it an ideal choice for families seeking quality living in a welcoming neighborhood. Inside, the home features a bright, open-concept layout enhanced by abundant natural light, creating an inviting, comfortable, and warm atmosphere throughout. The living area flows seamlessly into a modern, well-appointed kitchen, providing a perfect setting for daily living and entertaining. The primary bedroom is exceptionally LARGE and thoughtfully designed, offering a private retreat for rest and relaxation. Additional highlights include an attached heated garage for year-round convenience and two large storage sheds included in the price, providing excellent additional space for storage or hobbies. Situated near parks, shopping, and essential amenities, this home combines modern practicality with community charm — a truly outstanding opportunity in a highly desirable family location.