



**GRASSROOTS**  
REALTY GROUP

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**73 Hidden Spring Green NW  
Calgary, Alberta**

**MLS # A2275052**



**\$539,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,380 sq.ft.                                                                | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Oversized                             |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot, Street Light |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Smoking Home |                   |      |

**Inclusions:** n/a

Welcome to this beautiful 2 Storey home located in Hidden Valley, one of Calgary's most established and family-friendly neighbourhoods. This home features 3 BEDROOMS, 2.5 BATHROOMS and a DOUBLE DETACHED GARAGE, offering the perfect blend of modern style and everyday comfort. Thoughtfully designed with clean lines and contemporary finishes, the space exudes a bright, fresh and welcoming feel ideal for families or anyone seeking a move-in-ready home in a fantastic community. The spacious living room is flooded with natural light from large windows, creating a warm and inviting atmosphere, while recessed lighting throughout the home ensures a bright and welcoming ambiance at any time of day. The kitchen features a GAS STOVE and ample storage space, making it ideal for both everyday meals and entertaining. The adjacent dining area with a leading door to a fully fenced backyard, complete with a MASSIVE DECK the perfect haven for family time, barbecues and year-round relaxation. This spacious outdoor retreat is thoughtfully designed for making cherished memories with family and friends. Upstairs, the home features a spacious primary bedroom with an ensuite, along with two additional generously sized bedrooms and a full family bathroom perfect for a growing family. Lower level is unfinished provides incredible potential for customization and is awaiting your creative touches and vision to transform it into the space of your dreams. To top it all off, a DOUBLE DETACHED GARAGE provides ample parking and convenience to accommodate all your needs. Ideally located close to all essential amenities this home is perfect for those seeking a move-in-ready, modern property in a fantastic location. With its unbeatable setting and immaculate condition, this home is a rare find in today's market. Don't

miss your opportunity to make it yours, schedule a showing with your favourite REALTOR® today before it's gone!