



GRASSROOTS
REALTY GROUP

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**52 Hidden Vale Crescent NW
Calgary, Alberta**

MLS # A2276164



\$799,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Shed at the backyard

****OPEN HOUSE SAT Jan 10 12:00-2:00pm****Magnificent Backyard View to this fully updated WALKOUT 5 bedroom bungalow backing onto Green Space, Pathway. Stunning Open Concept Design with vaulted hardwood floors leading into an open concept kitchen/dining/living room with view through the main floor to the beautifully landscaped, secluded back yard with access to the Pathway system. This dream kitchen is thoughtfully designed with a pot filler above the built-in gas cooktop, a dual-temperature beverage and wine fridge tucked beneath the coffee and tea nook, and a warming drawer located under the built-in oven. A large central island features a timeless ceramic apron sink and provides ample seating for several bar stools. The space is completed with an abundance of cabinetry and elegant marble countertops. Overhead, the vaulted ceiling is enhanced by two skylights, one of which opens and closes remotely and is equipped with a rain sensor that automatically closes at the first sign of precipitation. Truly endless possibilities await in this exceptional kitchen. Step through the kitchen's French doors onto the expansive upper deck that spans the full width of the home, offering outstanding options for entertaining and showcasing beautiful views of the park and beyond. The nighttime city lights create a spectacular backdrop to enjoy and unwind. The main floor is filled with natural light thanks to the abundance of windows and provides an ideal layout for open entertaining or relaxed family living. The primary bedroom features patio doors leading directly to the deck and includes a lovely four-piece ensuite with a storage cabinet. Two additional bedrooms and a four-piece bathroom complete this level. The fully finished walk-out basement, with its separate entrance, adds exceptional versatility. It includes two more bedrooms, a stylish four-piece bathroom,

a spacious laundry room, and a recreation room with a separate wet bar area complete with cabinetry and countertops. This space is perfect for older children to host friends or enjoy their own private retreat. Notable updates completed in 2020 include a new furnace and hot water heater. A playground is conveniently located just down the street, while the pathway system behind the home leads to a nearby school and small business centre. Enjoy close proximity to transit, abundant shopping, Stoney Trail Ring Road, Country Hills Boulevard, and a short drive to Calgary International Airport. This BEAUTY won't last!!