



**GRASSROOTS**  
REALTY GROUP

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**22 Hidden Spring Court NW**  
**Calgary, Alberta**

**MLS # A2279189**



**\$649,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, See Remarks, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Entryway shoe storage, Hanging steel storage racks in garage, Garage workbench and sink, Storage shed (under deck)

Updated family home on a quiet street featuring a large, private pie-shaped lot in the desirable NW community of Hidden Valley. Known for its abundance of green space, scenic pathways, and strong sense of community, Hidden Valley offers excellent access to Nose Hill Park, playgrounds, off-leash areas, and extensive walking and biking paths—ideal for active families. The home is conveniently located close to schools, public transit, and several nearby shopping districts including Beacon Hill, Country Hills Village, and Creekside, with quick access to Stoney Trail and Deerfoot Trail for an easy commute. This well-maintained home offers over 1,450 sq ft of developed living space, including 3 bedrooms and 2.5 bathrooms, perfectly suited for growing families. The main floor welcomes you with a spacious entryway, convenient main-floor laundry, and an open-concept kitchen, dining, and living area designed for everyday living and entertaining. Large windows provide excellent natural light and views of the expansive backyard. Upstairs, the primary bedroom includes a full ensuite, while two additional generously sized bedrooms and a full bathroom complete the upper level. The partially finished basement offers flexible living space and a bathroom rough-in, providing an excellent opportunity to customize and add value. Significant updates include air conditioning, furnace, hot water tank, humidifier, removal of poly-b pipes, new windows and blinds, flooring, dishwasher, and toilets, offering peace of mind for future owners. Outside, enjoy the beautifully landscaped yard complete with irrigation, a massive deck, and plenty of room for kids to play or to host family and friends. The double attached front garage adds everyday convenience and additional storage. A fantastic opportunity to own a move-in-ready home on an oversized lot in one of Calgary's

most family-friendly NW communities. Be sure to check out the virtual tour!