



**88 Hidden Hills Way NW  
Calgary, Alberta**

**MLS # A2290298**



**\$599,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Skylight(s), Soaking Tub, Vinyl Windows		

**Inclusions:** Shelves in Garage

This 1,784 sq. ft. home is situated on an extra-length 4,499 sq. ft. lot on a quiet street near local parks. The interior features cherry hardwood flooring and a kitchen with solid wood Merritt cabinetry, under-cabinet lighting, and a new refrigerator (2024). A central skylight over the stairwell provides natural light to the upper level, which includes three bedrooms and an enclosed computer nook designed for use as a private office or library. The oversized primary suite accommodates a chaise lounge and features an ensuite with a deep soaker tub. The finished basement adds a fourth bedroom and a full bathroom. For the hobbyist, the oversized 2x6 construction double garage w 9ft ceilings includes a separate electrical panel with 220V power and a natural gas line ready for a heater connection. Attached to the garage is an unfinished 10x10 studio room, currently used for motorcycle parking, offering potential for a workshop or hobby space. The south-facing yard is landscaped with a stamped concrete patio, a covered deck, and new concrete paver stones ready to be installed in the front flower beds. Maintenance updates include 60% new metal-clad UV-coated casement windows (2020), a new roof, skylight, and gutters (2017), and a new hot water tank (2017). The exterior front steps and railing were replaced in 2023, with the back porch steps and railing updated in 2024. Functional features include a laundry chute from the second floor to the basement, a gas fireplace, a humidifier (2023), and an alarm system. This property offers a functional layout and quality finishes in a quiet residential setting.