



**168 Hidden Hills Road NW
Calgary, Alberta**

MLS # A2291357



\$515,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained home with over 1600 sq ft of developed living space in the established, sought after community of Hidden Valley! Situated on a quiet street with minimal traffic - just your neighbours - this property offers exceptional privacy, facing a berm with NO HOMES DIRECTLY ACROSS and plenty of extra parking. Charming curb appeal welcomes you with a COZY FRONT PORCH, perfect for enjoying beautiful sunsets. Inside, you’ll find GLEAMING HARDWOOD FLOORS and a spacious, bright living room featuring a GAS FIREPLACE. The kitchen is filled with NATURAL LIGHT, offering a large eating area, ample cabinet space, and seamless access to the SUNNY SOUTH-FACING DECK and backyard - ideal for entertaining or watching the kids play. Upstairs features a GENEROUS PRIMARY BEDROOM, a FULL FAMILY BATHROOM, and TWO ADDITIONAL BEDROOMS. The FULLY DEVELOPED BASEMENT includes a spacious recreation room and a bright office or potential bedroom with OVERSIZED WINDOWS. There’s also room to build a double garage. Notable updates include fresh interior paint on the main floor, roof (2024), stove (2023), washing machine (2023), and dryer (2026). Conveniently located just a 2-minute walk to transit, a 15-minute walk to French immersion elementary and junior high schools, and only 5 minutes further to a Catholic school. Enjoy quick access to Stoney Trail, Shaganappi Trail, Country Hills Blvd, and 14 Street. Don’t miss your chance to own in this fantastic community! Book your showing today.