



**54 Hidden Vale Court NW
Calgary, Alberta**

MLS # A2299833



\$779,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,435 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge in basement, Freezer

Welcome to 54 Hidden Vale Court NW. Located on a quiet cul-de-sac in the desirable community of Hidden Valley, this fully renovated 4-bedroom home offers a functional layout, modern upgrades, and a private southwest-facing backyard. The main level features vaulted ceilings in the living and dining area, complemented by large windows that flood the space with natural light. The new kitchen is thoughtfully designed with updated appliances (2021), including a gas range, and a spacious pantry, with direct access to the Duradek-covered deck—perfect for indoor-outdoor living and entertaining. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms. The primary suite comfortably accommodates a king-sized bed and includes a walk-in closet and a private ensuite featuring a soaker tub and separate stand-up shower. Additional upgrades on the main level include knockdown ceilings, updated light fixtures, and modern window coverings. The fully developed basement offers excellent flexibility, with the ability to be closed off for added privacy—ideal for extended family or older children. It includes a large bedroom, full bathroom, a spacious living room with new gas fireplace, and a renovated gym/flex space that can also function as a home office. The renovated laundry room is located here, along with a generous utility and storage area. Enjoy direct access to the backyard through the basement mudroom, leading to a covered concrete patio beneath the upper deck—perfect for relaxing while watching the kids play. The fully landscaped and fenced yard can be accessed from both sides of the home. Extensive upgrades throughout the home include new appliances (washer, dryer, dishwasher, and gas range installed in 2021), renovated kitchen, bathrooms, and laundry room, new carpet in the basement, a renovated gym space, a

radon mitigation system, new water heater, updated soft metals and exterior paint (professionally done stucco application), a new garage door and opener, upgraded light fixtures and window coverings, a high-efficiency furnace and air conditioning, and the complete removal of Poly-B plumbing. To top off the long list, the home includes highest quality European Egress Windows. This home is ideally located within walking distance to parks and scenic walking paths, offering the perfect balance of quiet living and convenience.