



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

**MLS # A2300170**



**\$649,888**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV upstairs, cameras, shed, cabinetry in garage office, fridge and tiki bar, fire table, couch, cushions, palm tree

Honey, stop the car. Welcome to this stunning 4-Bedroom Home with Legal Basement Suite & Private Oasis in Hidden Valley for under 650 ??? This beautifully renovated two-unit home in Calgary's Hidden Valley offers the best of both worlds &mdash; a bright, open-concept main floor for the owners and a fully legal basement suite for extra income or guests. Upstairs features three bedrooms, a freshly renovated bathroom, brand-new luxury vinyl plank flooring, new trim, new casing, and new baseboards throughout the entire house. Kitchen cabinets have been refaced and extended to the ceiling. All common areas and ceilings were freshly painted in January. The wide-open layout is perfect for entertaining, with a dramatic TV wall designed for the homeowner. Natural light floods in from the large west-facing windows and the neighbor-free south side. The legal basement suite is surprisingly bright thanks to its half-above-ground design. It features one large bedroom, a fully renovated bathroom, separate laundry, brand-new LVP in the living room and kitchen, plus all common areas and ceilings freshly painted in January. Just three minutes to Stoney Trail and minutes from all major shopping, the location is incredibly convenient. The oversized double garage includes a heated office space with its own internet and a 240-volt connection ready for future EV charging. Behind it you'll find your private mini oasis &mdash; a built-in 16-foot swim spa, turf deck, tiki bar complete with fridge and freezer for those hot summer days, built-in TV, corner couch with cushions, fire table, and built-in barbecue. Enjoy sunshine all day long with sunrise on the back deck and sunset lingering late into the evening. Dont forget to view 3D tour and call your favourite Realtor before is to late