



**82 Hidden Ridge View NW  
Calgary, Alberta**

**MLS # A2300274**



**\$799,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, No Back Lane, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Central Vacuum System

Located on a quiet cul-de-sac in the sought-after community of Hidden Valley this four-bedroom home offers an exceptional blend of privacy, family-friendly living, and tasteful updates. Tucked away from busy traffic, the home provides an unbeatable, peaceful setting where kids can safely play, walk to all levels of schooling, and neighbours connect in a true community atmosphere. As you enter, you are greeted by a spacious entryway with soaring open ceilings, and a beautifully finished metal spindle railing. The open-concept main floor layout provides the perfect place to gather with family and friends and is flooded with natural light through multiple large west facing windows. The large kitchen showcases stainless steel appliances, a gas stove, large kitchen island with bar seating, and a large corner pantry. The kitchen opens to your bright and cheerful living room, which overlooks your enormous backyard, and boasts a cozy two-sided fireplace that is shared with a main floor office. The dining room provides a great amount of space for larger family gatherings and from the main floor you can step outside onto your two-tiered deck to BBQ, relax and unwind in the sunshine in your west facing yard. The backyard is beautifully landscaped with mature trees, has a sprawling lawn space to play in, and comes complete with natural gas hook up, and a hot tub pad with hot tub wiring already in place. The main floor also features a large flex space at the front of the home that could be used as an additional office family room, formal dining room, playroom, or flex space. The main floor is completed by your spacious laundry room, and a sizable powder room. The stairs to upstairs showcase beautiful millwork and black, metal spindles, which are sure to impress. Upstairs boasts a huge bonus room with a stylish accent wall, towering 10.5ft ceilings, a warm fireplace, and affords

the perfect place to relax and watch a movie, read a book, or play with your kids. The spacious primary bedroom provides room for king-sized furniture, has large west facing windows, boasts a huge 5-piece bathroom and a sprawling walk-in-closet. Down the hall features 2 additional large bedrooms one of which has the luxury of three large windows. The upstairs is completed with a well-appointed 4 pc bathroom with updated lighting. Downstairs has been fully completed, making this home move-in ready, and features a large media space, an additional bedroom, a den/office, a huge storage room, and a beautiful 3-piece bathrooms with a stand-up shower, stunning tile and elegant vanity. Don't miss out on the opportunity to own on one of the most peaceful streets in this amazing community. With no through traffic, a new 40yr roof, newer hot water tank, and steps from access to the walking paths, greenspace, and schools, this incredible family home has it all. Live steps from Hidden Valley School (K-3) and Valley Creek School (4-9), and the High School this home makes the perfect place to raise your family.