



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

MLS # A2300585



\$574,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,231 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

Inclusions: Electric fireplace on main floor

Welcome to this charming family home located on a quiet street that offers 4 bedrooms and 2.5 bathrooms. This home is light and bright with 1,827 square feet of developed living space including the fully finished basement. The main level features newer laminate flooring throughout with a functional flow as you enter the vaulted foyer and sunny living room accented by large windows overlooking the inviting front porch. You'll love the fully renovated white kitchen, complete with island, quartz counters, full height cabinets, newer stainless steel appliances, and adjacent dining room overlooking the southeast-facing yard. The back door provides access to the extensive full-width deck and the oversized & heated double detached garage with alley access. Upstairs boasts a tasteful primary bedroom with walk-in closet, 2 stylish secondary bedrooms and 1 full bath with private access from the primary. The fully finished basement presents a 4th large bedroom, family room, a renovated 3pc bathroom as well as ample storage space. Peace of mind abounds in this well cared for home that includes a newer roof on the house & garage and does not have poly-b piping. This prime location with no homes across the street offers plenty of guest parking with quick access to Shaganappi Trail, Country Hills Boulevard, and Stoney Trail. Hidden Valley is a mature community featuring extensive green areas and established schools. Excellent value for this attractive home!