



**247 Hidden Valley Place NW
Calgary, Alberta**

MLS # A2301961



\$699,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

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

Inclusions: N/A

Open House Sat Aug18th 1:30-3:30pm. Welcome to this beautifully maintained walkout home in the heart of Hidden Valley, perfectly situated on a quiet cul-de-sac and backing onto serene green space. This spacious two-storey offers the ideal blend of comfort and functionality, featuring a bright and open main floor, generous living areas, and a fully developed walkout basement. Recent updates include thoughtful renovations and a newer furnace, providing peace of mind for years to come. Enjoy your morning coffee or evening unwind on the deck overlooking the private, treed backdrop with no rear neighbours. Air Conditioning for when summer finally comes. With a total of 4 bedrooms, multiple living spaces, and direct access to walking paths, parks, and schools, this is the perfect family home in a highly desirable community.