



**17 Hidden Close NW
Calgary, Alberta**

MLS # A2303389



\$659,000

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|------------------|--|---------------|-------------------|
| Division: | Hidden Valley | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,784 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Sloped D | | |

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|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wood Counters

Inclusions: Play equipment in backyard. Bookcase in bonus room, and built in mudroom bench, outdoor shed at side of home.

Welcome to this immaculate, fully developed two-storey home, ideally situated on a quiet close just steps from a large children's playground and legal off-leash park, perfect for families and pet lovers alike. Thoughtfully maintained, this home features numerous recent upgrades including REMOVAL OF ALL POLY PLUMBING (2026), a newly built section of fence and gate (2025), all new windows (2023), and central air conditioning (2023). This home offers access to both public and Catholic school systems, along with an abundance of updated parks and pathway networks. The inviting front entry opens to a bright, open concept main floor featuring a cozy living room with a fireplace, a beautifully updated kitchen with modern appliances, and an island overlooking the dining area, ideal for both everyday living and entertaining. Patio doors lead to a sunny, private west-facing backyard, complete with a deck perfect for relaxing evenings. The main floor is finished with an updated half bath and a stylish custom mudroom with built-in bench seating, conveniently located off the double attached front garage. Upstairs, a spacious and naturally bright bonus room provides the perfect setting for movie nights or a children's play space. The upper level also offers two generous bedrooms, a full bathroom, and a large primary retreat featuring a walk-in closet and full ensuite. The fully finished basement adds exceptional versatility with a den or work area, gym space, and an additional bedroom. The utility room remains undeveloped, offering space and rough-in for a future bathroom. Additional features include existing main-floor laundry hookups discreetly located behind the custom mudroom bench, providing flexibility to relocate laundry if desired. This move-in-ready home shows true pride of ownership and is an exceptional opportunity in a family-friendly neighbourhood.

Call your Realtor® today to book a private showing—this one won’t last long!