



**72 Hidden Vale Close NW
Calgary, Alberta**

MLS # A2144355



\$689,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: N/A

Welcome to this stunning 2-storey home nestled in the sought-after community of Hidden Valley! Located in a quiet cul-de-sac, this home offers family-friendly living with excellent schools, convenient access to shopping and transit. This beautifully maintained residence boasts an array of features designed for comfort and convenience. As you step inside, you'll be greeted by a thoughtfully designed main floor featuring a spacious FORMAL LIVING ROOM, inviting dining area, and a well-appointed and RECENTLY RENOVATED kitchen with new cabinets and corner pantry. This floor also features a spacious and COZY FAMILY ROOM with gas fireplace. The main floor is completed with a half bathroom and a convenient laundry area. Upstairs, you'll find three cozy bedrooms and two full bathrooms. The primary suite is a retreat with a luxurious 4-piece ensuite featuring a JETTED TUB and a walk-in closet. The FULLY FINISHED BASEMENT offers additional living space with a huge sized rec room, a storage space, and an additional 3-piece bathroom, providing ample space for entertainment and relaxation. Outside, the low-maintenance yard is beautifully landscaped with deck. The backyard is a private oasis, perfect for outdoor gatherings and leisurely afternoons. Additional features include central air-conditioning, central vacuum, storage shed and water softener. Book today to view this property.