



**18 Hidden Valley Gate NW  
Calgary, Alberta**

**MLS # A2152506**



**\$665,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Sloped		

<b>Heating:</b>	Fireplace(s), Forced Air, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Skylight(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C1
<b>Utilities:</b>	-

**Inclusions:** Another white fridge at the basement

ONE OF A KIND - ONLY WALKOUT BUNGALOW with about 2,400 sq ft living space in the market right now in the Hidden Valley community! Fully developed basement with a total of 4 bedrooms and 3 baths perfect for a bigger family, people with limited mobility, and seniors and family with younger children. In the main level, you can find the newly painted kitchen with a center island and skylight which provides an ample amount of light. Furthermore, the 2 bathrooms and 2 bedrooms (one of which is the Primary bedroom with an ensuite bath - soaker tub and shower are separate) both contain walk-in closets. The walkout basement offers 2 additional bedrooms, a 3rd bathroom, a big family room with built-in wiring for surround sound (sellers never used), a spacious office area that is ideal for people working from home, and a 3-sided fireplace perfect for cold winter nights. No need to worry about Poly B plumbing as it has just been replaced a week ago. Enjoy the heated double attached garage which will keep you and your vehicle warm during the winter times. Don't miss out on the opportunity to potentially own this move-in ready home!