



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2156856**



**\$659,900**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

<b>Inclusions:</b>	N/A
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This professionally renovated 4-split level, 5-bedroom house boasts over total 2,000 square feet of living space, with a southwestern exposure that allows for an abundance of natural sunlight. The open and spacious vaulted high ceiling main floor features modern vinyl plank flooring, while the well-appointed gourmet kitchen offers quartz countertops, generous storage, and upgraded stainless-steel appliances. The fully finished basement has been developed and features additional bedroom and lots of storage. Great location and layout ideal for the growing family who loves this area with the conveniences of all amenities, shopping plaza, as well as excellent schools nearby. There are always more things! Newer Furnace, Hot Water Tank, PEX Piping, Washer/Dryer, Appliances, and waiting for you to move in now! Don't wait! \*\*Take the 3D tour\*\*and see for yourself just how magnificent this home truly is! Call your favourite realtor to book a ShowingTime today!