



**364 Hidden Valley Manor NW  
Calgary, Alberta**

**MLS # A2159972**



**\$785,000**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                 |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 2,022 sq.ft.                  | <b>Age:</b>   | 1996 (28 yrs old) |
| <b>Beds:</b>     | 4                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                     |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Views |               |                   |

|                    |                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Siding                                                       | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, Jetted Tub                      |                   |      |

**Inclusions:** Shed, Basement: Electric Stove, Range Hood, Black Fridge, Dining Table and Chairs

OVER 2,900 SF LIVING SPACE | WALK-OUT ILLEGAL SUITE BASEMENT | LONG DRIVEWAY | IMMACULATE CONDITION | OBSTRUCTED GOLF COURSE VIEW | PRIME LOCATION | CUL-DE-SAC | This stunning two-story walk-out with an illegal suite is in immaculate condition loaded with updates! 4 bedrooms, 3.5 baths, and over 2900 SqFt of developed living space. Immediately be impressed with the abundance of natural light, gleaming hardwood floors, and bright open floor plan. The living room and family rooms are both perfect for entertaining with a cozy gas fireplace. A culinary adventure awaits in the warm kitchen with granite countertops, Grohe taps, a new garburator, a large pantry, and stainless steel appliances including a Bosch dishwasher. A main-level laundry mudroom is ideal for any busy family. The spacious primary suite is a relaxing retreat with a walk-in closet and a beautifully renovated 5 piece spa-like ensuite with heated travertine floors and a jetted tub. 2 additional generous bedrooms and another renovated full bath with heated marble tile complete the upper level. The lower level has been thoughtfully designed with an illegal suite! Large family room/rec room, second kitchen, bedroom, another full bath, and tons of storage. Enjoy sunny summer days in the fully fenced backyard on the large dura deck or enjoy some shade on the covered poured patio. Convenient double-attached oversized garage. This home is loaded with updates including Lennox 2 tonne A/C, 60 oz upstairs carpet, all the polyB plumbing removed 2021, professionally painted main level 2022/basement 2021, roof replaced 2015, new gutters and leaf guards 2022, Rollco shutters, upgraded lighting and much more. This home is incredibly well located close to schools, parks, shopping, & pathways. Some lucky family will start new memories in this beautiful

home, why not make it you!