



GRASSROOTS
REALTY GROUP

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305 Hidden Valley Place NW
Calgary, Alberta

MLS # A2190572



\$849,999

Division:	Hidden Valley		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,990 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Elevator, High Ceilings, Kitchen Island, No Animal Home, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Hidden Valley is a well-established, family-friendly neighborhood in Northwest Calgary. Families will appreciate the nearby schools, as well as easy access to major routes and the mountains. This bungalow is located on a quiet cul-de-sac. It's a lofted, walkout design with over 3,200 sq. ft. of total living space featuring vaulted ceilings and plenty of natural light. The home includes 4 bedrooms, a main floor office, a loft, and numerous upgrades. Additional highlights include an oversized heated garage, central AC, and hardwood floors. Roof replaced in 2018. Furnace and hot water tank replaced in October 2021. This home was custom-built with accessibility in mind. Features include a centrally located elevator (main floor to basement), extra-wide hallways and doors, a zero-threshold shower in the basement, and ramps from the garage to the home and from the sundeck to the living room. This home is easy access to Beddington, Shaganappi, Deerfoot, and Stoney Trails. Book a tour today!