



GRASSROOTS
REALTY GROUP

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**36 Hidden Vale Crescent NW
Calgary, Alberta**

MLS # A2197420



\$680,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hidden Valley | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 1,747 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Square S | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings | | |

Welcome to this expansive home with over 2800 total developed square feet located on a quiet street and backing on to a beautiful green space with panoramic east views. This home has room for everyone with a large main floor office, large formal living room and dining room with vaulted ceilings, a cozy family room with a fireplace and a large kitchen that can accommodate a proper table just like the old days. You also have main floor laundry and a beautiful deck to enjoy morning coffee or have a dinner party and enjoy the view. Upstairs the primary suite has the best view with an ensuite and walk-in closet, two bedrooms with a full bath complete the top floor tour. Head downstairs to your massive walk out basement with two bedrooms, a full bathroom, large recreation room and oodles of storage. This basement could be easily converted to a mother in law space with room to spare. The oversized garage has exceptional space for storage plus two vehicles and upgrades include new carpet upstairs, the furnace (including Hepa filter) hot water tank and attic insulation are a few are a few years old and a brand new roof installed in April 2025. A beautiful and mature ornamental crab apple tree and elm tree showcase the front yard and colorful norwegian maple, lilac bush and raspberry patch are yours to enjoy in the backyard. Could this be the one for your family? This legacy home is surrounded by excellent schools, a playground only a few houses away, incredible walking paths, and it's a commuters dream within 20 min of the airport or downtown. Don't miss your chance to come and see it. Book your showing today.