



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

MLS # A2205687



\$719,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Sauna in Basement

Welcome to this beautiful property located at the quiet cul-de-sac, surrounded by nature in Hidden Valley! With more than 2500 sqft living space, this well-maintained home will be perfect for any size of family. You'll love the peaceful setting and the nearby walking path that leads to lush green space and the playground. Relax in the private backyard, or enjoy the tranquility of the surrounding nature as you step onto the walking path right from your backyard. Upon entry, you will find stylish kitchen with granite countertops, stainless appliances and ample cabinet space + pantry. You'll appreciate the good-sized pantry, offering plenty of storage for all your kitchen essentials. The open floor plan and large windows provide stunning views of the outdoors, making it easy to appreciate the beauty of the surroundings. Formal dining room adjacent to the kitchen is perfect for enjoying meals together and entertaining guests. The open-concept living room features a stunning fireplace, perfect for relaxing. Enjoy the added convenience of a main-floor laundry room, making chores a breeze. Upstairs, discover a spacious bonus room perfect for family movie nights or game sessions. The primary suite offers enough space for king size bed and designed ensuite with dual sinks and a separate shower for a spa-like experience. Two additional great size rooms on upper level are ideal for a growing family or guests and are providing separation and privacy for the primary bedroom. Finished basement with extra bedroom and full bath is the perfect living space or making it ideal for a home theater, game room. Basement has a luxurious sauna—perfect for relaxation and unwinding after a long day. Double attached garage with plenty of space offers enough space for two vehicles and additional storage. Experience community living with nearby amenities such as parks, playgrounds, and walking

trails. New Hot water Tank (2022). Don't miss out on this wonderful opportunity to own a beautiful home in the desirable community of Hidden Valley! Book your private showing!