



GRASSROOTS
REALTY GROUP

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**90 Hidden Spring Circle NW
Calgary, Alberta**

MLS # A2207004



\$574,500

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: none

Welcome to this modern two-story Family home in Hidden Valley. With easy access to Beddington Trail and Stoney Trail, this home offers both convenience and comfort. Featuring four spacious bedrooms- three up and 1 down-along with 3 bathrooms , this home is perfect for growing families along with fully development family room. Enjoy the comfort of an oversized Heated garage and low maintenance yard that gives you more time to relax. The beautiful 3 tier deck provides a perfect outdoor retreat. Notable updates include a roof redone in 2019, a Hot water tank from 2019, a new fence installed just 6 months ago. The modern appliance package is top of the line , offering all features you will need. Plus , a doorbell camera and video system adds a layer of security. Located in a quiet , friendly neighborhood with excellent access to schools, Parks , and major roads. Walking distance to K-9 and Crescent Heights High School for 10-12 . This Community has everything a family needs for there convenience.