



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

100 Hidden Green NW
Calgary, Alberta

MLS # A2208641



\$624,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	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), Central Vacuum, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This Charming 2 storey Home offering a perfect blend of Style and Comfort is Move in Ready and sure to Impress! Welcome Home to 100 Hidden Green NW in the desirable Community of Hidden Valley. The moment you step inside, you are greeted by a beautiful Bright and Open Living and Dining area that instantly feels warm and inviting! Continuing round the corner to a well laid out kitchen with upgraded Appliances including a Range Hood vented out to the Exterior. The beautiful kitchen offering a well placed Breakfast Nook seamlessly flows onto a Huge Family Room with almost 17 feet high Ceiling! with Huge Windows permitting tons of natural Light and a cozy Corner Fireplace. A perfect place for Family Gatherings and creating Lasting Memories!. Beautiful French Doors leading to a Big 16ft X 12ft Deck and very well kept and maintained Backyard. Oversized 25'4"X23'4" Insulated and Heated Double Detached Garage! A very clean 2 pc bath is conveniently tucked away. Main Floor Laundry and Mud room complete the Main Floor. This fully developed 4 bedroom 2.5 bath, boasting almost 2250sq ft of total developed space with many upgrades over the recent years is a Must See! This home has been professionally painted. Professionally Cleaned including the shampooing of the Carpets. Last Fireplace maintenance was done in 2023. New Furnace and Hot Water Tank were replaced in December 2023. New Washer in 2024. The Refrigerator and Stove replaced in 2018. Range Hood Vent in 2021. Vanity and Main level Flooring (with the exception of the Laundry Room) was replaced in 2020 and the sink and Faucet in 2022. Lighting fixtures in both the main and upstairs baths were replaced in April 2025 together with all Light bulbs in the home replaced by Luminus Elite LED Dimmable bulbs. You do not want to Miss this one! Check out the Virtual Tour. Come see and

make it yours!