



**GRASSROOTS**  
REALTY GROUP

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## 188 Hidden Valley Manor NW Calgary, Alberta

**MLS # A2212167**



# \$650,000

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 188 Hidden Valley Manor, a perfect family home in one of Calgary's most sought-after communities! This bright and spacious 3 bedroom, 3 bathroom home is flooded with natural sunlight, creating a warm and inviting atmosphere for your family to enjoy. Upon entering this home, the main floor highlights stunning backyard views that extends the entire back length of the home from kitchen to living area. The backyard is ideal for outdoor family gatherings, complete with a large deck and maintenance-free fencing. There is also main floor laundry off the garage entry. Upstairs there are 3 proper bedrooms including the primary bedroom, a peaceful retreat with a 4-piece ensuite and a walk-in closet, offering both comfort and privacy for parents. The partially finished basement provides opportunity for a additional bedroom and bathroom. Outside, your kids will love the convenience of living right next to the Hidden Hut Playground, baseball diamond, hockey arena, and community centre - perfect for sports and outdoor activities. Plus, the community features excellent nearby schools and an abundance of green spaces for outdoor play and family strolls. For weekend adventures or some time on the links, you'll appreciate being just a short drive from both Nose Hill Park and Country Hills Golf Club. With quick access to Beddington Trail, Country Hills Boulevard, and Stoney Trail, commuting and getting around the city is a breeze. Recent upgrades, including a new roof, fresh carpets, paint, and front porch mean this home is ready for your family to move in and make it their own. Don't miss this opportunity to create lasting memories in a home that truly suits your family's lifestyle!