

\$665,000 - 172 Hidden Valley Manor Nw, Calgary

MLS® #A2114545

\$665,000

4 Bedroom, 4.00 Bathroom, 1,506 sqft

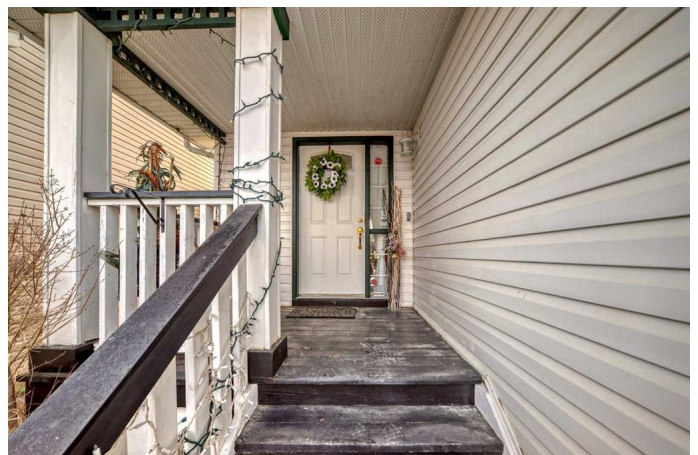
Residential on 0.09 Acres

Hidden Valley, Calgary, Alberta

Welcome to this stunning home of over 2,000 sq.ft. of developed space! This large 2 storey home is nestled in the heart of Hidden Valley, NW Calgary. Situated on a quiet street this residence is thoughtfully designed for family living. Step into the inviting main floor with open-to-above entry. The main floor features ceramic tiled flooring, open kitchen, boasting granite countertops, a generous island, and stainless steel appliances. The spacious main floor living room is a haven, anchored by a cozy gas fireplace and offering ample space, loads of natural daylight and space for lots of furniture. Kitchen dining area has tons of windows and faces the beautiful maintenance free back yard. The large kitchen is well placed for cooking and entertaining. The guest bathroom is well placed 2 steps down from the main area as well as the main floor laundry. Washer dryer are front load.

Exit the eating nook area to the outdoors extended deck. There are privacy screens on both sides of the deck for privacy. This back yard provides a perfect outdoor retreat with a sunny east and south facing backyard giving you sun and looking on to an 8 acre park. The park has a toboggan hill, ice rink, and baseball diamond. There is no grass to cut in this yard â€” front and back! It is maintenance free, fully fenced, with beautiful bushes, junipers and lilacs surrounding the property.

Lets go upstairs. There is all new laminate



flooring throughout the upper level and the staircase has new 60 oz. carpet. The master bedroom has an ensuite with a soaker tub, separate shower, and a walk-in closet. All 3 bedrooms upstairs have wonderful large windows and 2 of them look onto the park.

Other recent updates for this home: The roof was replaced along with down spouts and some siding, a new garage door in 2013. New dual stage Lennox high efficiency furnace in 2017 with a 10 year warranty. New 50gallon hot water tank in 2014, Kitchen island was replaced in 2013 with new dishwasher. Kitchen flooring replaced in 2013 along with new granite counter tops. Bathrooms have all new designer sinks and upgraded fixtures. Newly painted house with newer flooring and baseboards upstairs. The stove has double ovens!

The basement has large windows, engineered hardwood floors, and features a well laid out family room, huge bedroom, a nice bathroom and is equipped with tons of storage.

This family home is conveniently located in a quiet area with 2 car garage with additional ample parking for your friends and family to visit on the street. Located close to K to 9 school, transit, main traffic routes including Stoney Trail Ring Road, Beddington Trail. With schools, restaurants, and shopping and of course exceptionally quick access to the mountains. Don't miss the chance to experience this beautifully designed family home. Call your realtor to set up a showing, Saturday there will be an open house from 1:00 to 4:00.

Built in 1997

Essential Information

MLS® #	A2114545
Price	\$665,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,506
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	172 Hidden Valley Manor Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Fire Pit, Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 4th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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