

\$587,000 - 45 Hidden Spring Circle Nw, Calgary

MLS® #A2120094

\$587,000

3 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.16 Acres

Hidden Valley, Calgary, Alberta

What an incredible opportunity to live in the sought after neighbourhood of Hidden Valley, this home and lot have so much to offer. Nestled in bend of quiet circle this two storey home is situated on a huge pie lot with plenty of space in the yard as well as an oversized double detached garage. Victorian facade with shaded veranda & exposed aggregate walkway and many mature trees and shrubs for the prefect amount of privacy. Walk in from the foyer that has ceramic tile flooring to the contemporary large living room with laminate flooring throughout and over sized windows boasting plenty of natural light. Perfect for entertaining enjoy the open concept from the kitchen to the family room with a half bath on the main floor. The kitchen is complete with plenty of Cabinet space, Granite counter-tops, Cork floors, Stainless steel/black appliances including a new countertop stove that is separate from the built-in wall oven and a newer Refrigerator. The vaulted ceilings in the family room feels so spacious with oversized windows to gaze outside while snuggled up to the lovely fireplace that is controlled by its own thermostat. There is a separate entrance off the kitchen which leads out to the two tiered deck with a huge southwest pie-lot that over looks the oversized double detached garage with a separate work shop attached. The second floor comes complete with 2 full baths, a spacious master bedroom with an ensuite perfect to unwind in as you can light up the glassblocks to the soaker tub. The Basement



is partially finished to drywall stage stage with a second gas fireplace and a den and work out room ready for your finishing touches. This home has been gently used with only one person living in the home over the last several years. The location is absolutely perfect so close to schools, shops, golf, restaurants and endless walking trails. This beautiful gem will not last book a private showing today.

Built in 1994

Essential Information

MLS® #	A2120094
Price	\$587,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Hidden Spring Circle Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5h3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Brush, Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 9th, 2024
Days on Market	1
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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