

## 2 Hidden Hills Terrace NW Calgary, Alberta

**MLS # A2255432**



**\$525,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	French Door, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

**\*\* NEW PRICE!!!\*\* PRIDE OF OWNERSHIP IN THIS HIDDEN VALLEY GEM\*\* | MOVE-IN READY | LARGE CORNER LOT | 4 BEDROOMS + 3 BATHS | GREAT CURB APPEAL | GORGEOUS OUTDOOR PRIVATE OASIS | DOUBLE DETACHED & INSULATED GARAGE | AIR CONDITIONING | PERFECT FOR FIRST-TIME HOME BUYERS OR SMALL FAMILIES |** Welcome to your beautifully maintained & COZY 4-bedroom, 2.5-bathroom two-storey home in the highly sought-after community of Hidden Valley. Perfectly situated on a desirable CORNER LOT, your new home offers both CURB APPEAL and EXTRA OUTDOOR space, making it ideal for families and those who love to entertain. Step inside to find a BRIGHT and INVITING main floor with an open-concept layout, featuring a cozy living space offering a beautiful bay window overlooking the FRONT COVERED PORCH, a well-appointed SUNNY & AIRY EAST facing kitchen with ample cabinetry, and a CHEERFUL dining area that flows seamlessly to your backyard oasis. Upstairs, you'll discover a good sized primary bedroom with walk-in closet and two additional well-proportioned bedrooms that all share a REFRESHED 3-piece bath with a NEW SHOWER. The fully finished basement provides even more bright living space complete with welcoming FRENCH DOORS opening to a flexible area OFFERING LARGE WINDOWS --- perfect as a FOURTH BEDROOM, FAMILY ROOM, HOME OFFICE, FITNESS ZONE or REC ROOM! Your lower level is complete with a DEDICATED LAUNDRY AREA ----with full sized washer and dryer +++ an additional 3-piece bath complete with in-floor heating to keep those toes warm in the winter months! THE PERFECT LAYOUT! With its thoughtful design, abundance of natural light, and prime location close to schools, parks, pathways, and all

amenities, this home truly has it all. Outside, enjoy a PHENOMENAL OUTDOOR LIVING SPACE complete with multiple patio areas, lush garden areas, and plenty of room to relax after a long day or host family gatherings. A double detached INSULATED garage adds convenience and functionality, offering secure parking and extra storage complete with SHED. NEWER FEATURES INCLUDE -- ROOF, DECK STAIRS, OVEN & EXHAUST FAN, AIR CONDITIONER, DISHWASHER, SHOWER IN UPPER LEVEL, WASHER & DRYER + FURNACE. Living in Hidden Valley means more than just a home - it's a lifestyle. Walk the scenic ravines, bike the winding paths, and watch your family grow in a vibrant, family-friendly community. Walking distance to TOP RATED SCHOOLS, and commuters enjoy effortless access to transit (BUS STOP ACROSS THE STREET), major roads, and city amenities. On weekends, escape with easy access to Highway 1 (5 mins away) that leads you to our MAJESTIC ROCKY MOUNTAINS for hiking or skiing adventures, nature breaks or relax in the peaceful green spaces just outside your door. Don't miss your chance to own this HIDDEN VALLEY GEM -- a home that's lovingly cared for and is ready for its next chapter!