587-899-3773

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132 Hidden Valley Crescent NW Calgary, Alberta

MLS # A2257775



\$729,999

Division:	Hidden Valley				
Type:	Residential/House				
Style:	2 Storey				
Size:	1,866 sq.ft.	Age:	1995 (30 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Doo				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Private, Rectangular Lot,				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

BACK ON THE MARKET!!! Welcome to this UNIQUE 3-bedroom + a MAIN FLOOR DEN, 4-bathroom home with a WALKOUT ILLEGAL BASEMENT SUITE in the sought-after Hidden Valley. Recent updates include NEW FLOORING, FRESH PAINT, NEW KITCHEN APPLIANCES, WASHER & DRYER, FURNACE, ROOF, GARAGE DOOR and DECK. As you enter, you'll find a cozy sitting room, den and laundry. The OPEN-CONCEPT kitchen and living area feature a SOARING CEILING and lead out to a two-tiered deck and backyard. A convenient two-piece bath completes this level. Upstairs, enjoy a spacious master suite with ensuite and two additional bedrooms. The lower level offers a one-bedroom illegal SUITE with a full kitchen, bathroom, separate laundry and separate entrance. Other highlights include CENTRAL AIR CONDITIONING, a double OVERSIZED GARAGE and a private backyard—perfect for relaxing or entertaining! Just minutes to schools, parks, shopping and all amenities. Book your showing today!!!