

177 Hidden Vale Close NW Calgary, Alberta

MLS # A2262539


\$679,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Garage Faces Side, Single Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: hot tub, attached garage shelving on SE wall

Pride of ownership shines throughout this beautifully maintained Stepper-built bungalow, offered for the first time by its original owners. Perfectly positioned on a quiet, established street in Hidden Valley, this home blends comfort, convenience, and truly low-maintenance living. A bright, airy main floor welcomes you with vaulted ceilings and an inviting living room centered around a cozy wood-burning fireplace (with gas log lighter). The well-planned kitchen features richly painted cabinetry, stainless steel appliances, and an easy flow to the dining area - ideal for everyday living and effortless entertaining. The thoughtful layout provides natural separation between living spaces and bedrooms. The generous primary suite includes a large ensuite with double sinks, deep soaker tub, and separate shower. A second bedroom and full bath complete the main level. With on-site finished hardwood, LVP, and tile throughout, the home offers style with easy-care, carpet-free flooring. The fully developed lower level expands your living space to over 2,300 ft² with a large family room featuring a three-sided gas fireplace, games area, home office, third bedroom, and full bath, perfect for guests, hobbies, or cozy evenings at home. Outdoors, discover a private, beautifully landscaped retreat designed for enjoyment rather than upkeep. The maintenance-free stamped concrete patio, vinyl fencing, mature trees, and established perennials create a peaceful setting with minimal work required. A lifetime transferable warranty on the fence adds exceptional long-term value and peace of mind. Car enthusiasts and hobbyists will appreciate the rare combination of two garages. A double attached plus a powered single detached garage with opener. Additional highlights include triple-pane Polar Ray-O-Max windows (with a lifetime transferable warranty, air conditioning, built-in Electrolux vacuum,

a newer furnace (2021), and a hot tub for year-round relaxation. Situated on a corner lot with no sidewalks to shovel and offering quick access to 14th Street and Country Hills Boulevard, this home delivers comfortable, turn-key living in a mature, peaceful neighborhood close to parks, pathways, schools, and community amenities. A rare opportunity to enjoy a thoughtfully cared-for home that offers ease, flexibility, and a quiet location in a mature community.